



WESTPORT™

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

Tuesday, May 7, 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
Elayne Landau, 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, May 7, 2024**, at 7:00 PM for the following purpose:

1. To approve minutes from the April 2, 2024, meeting.
MOTION (made by French): To approve minutes from the April 2, 2024, meeting.
SECOND: Halper
SEATED: French, Halper, Watkins, Braun, Landau, Springer
VOTE: Unanimously approved.
2. To review and comment on the proposed signage at **7 Main Street** (Parcel ID# C09/134/000) submitted by Anton Vatag, for property owned by Wonkai Associates, LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
MOTION (made by Braun): To approve the proposed signage at 7 Main Street (Parcel ID# C09/134/000) as submitted.
SECOND: Landau
SEATED: French, Halper, Watkins, Braun, Landau, Springer
VOTE: Unanimously approved
3. To adjourn the meeting.
Meeting Adjourned at 7:06 PM

Grayson Braun, HDC Chairwoman
Ward French, ARB Chairman
May 9, 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: 5/22/24

Property Address: 111 Post Road East

Owner of Record: BER Holdings

Phone: 203-858-8808

Owner's Address: 36 Church Lane Westport, CT 06880

Email: roger@leiferproperties.com

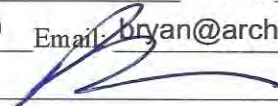
Applicant's Name (if different): Archer Signs

Phone: 203-612-0405

Applicant's Address: 316 Boston Post Road Milford, CT 06460

Email: bryan@archer-signs.com

SEE ATTACHED



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. 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: 5-22-24

If you have any questions about the procedures contact Donna Douglass at ddouglass@westportct.gov or 203-341-1184.



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:

1. Property Address: 123 Post Road East
(As listed on Assessor's Card)

2. Owner's Name: BER Holdings, LLC Daytime Tel: 203 858 8808
(Person's Name) / (Company Name)

3. Owner's Address: 36 Church Lane Westport CT 06880
"Email Required" Roger@leiferpro

4. Applicant: Archer Signs Daytime Tel: 203-612-0405
(Person's Name) / (Company Name)

5. Applicant's Address: 316 Boston Post Road Milford, CT 06460
"Email Required" bryan@archer-sig

6. Existing Uses of Property: Commercial
(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.

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: \$3500

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

Install (2) Sets of illuminated channel letters "FRAMEBRIDGE" in place of existing

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

Stratus®

stratusunlimited.com

888.503.1569

LOCATION NUMBER:

1031

SITE ADDRESS:

123 Post Rd East
Westport, CT 06880

[View in Google Maps](#)

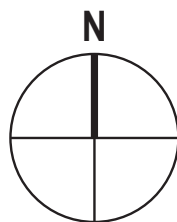


FRAMEBRIDGE

Infinite possibilities, ideal solutions.

SITE PLAN

Scale: NOT TO SCALE



E01

E02

Stratus[®]

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:
FRAMEBRIDGE

ADDRESS:
123 POST RD EAST
WESTPORT, CT 06880

PAGE NO.:
2

ORDER NUMBER:
1213272

SITE NUMBER:
1031

ELECTRONIC FILE NAME:
G:\ACCOUNTS\F\FRAMEBRIDGE\LOCATIONS\CT1031_Westport\1031_Westport.cdr

PROJECT NUMBER:
87781

PROJECT MANAGER:
ROB WONG

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	470805	04/08/24 AS					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E01 STOREFRONT ELEVATION
Scale: 3/16"=1'-0"

FB-FL-B-11.5

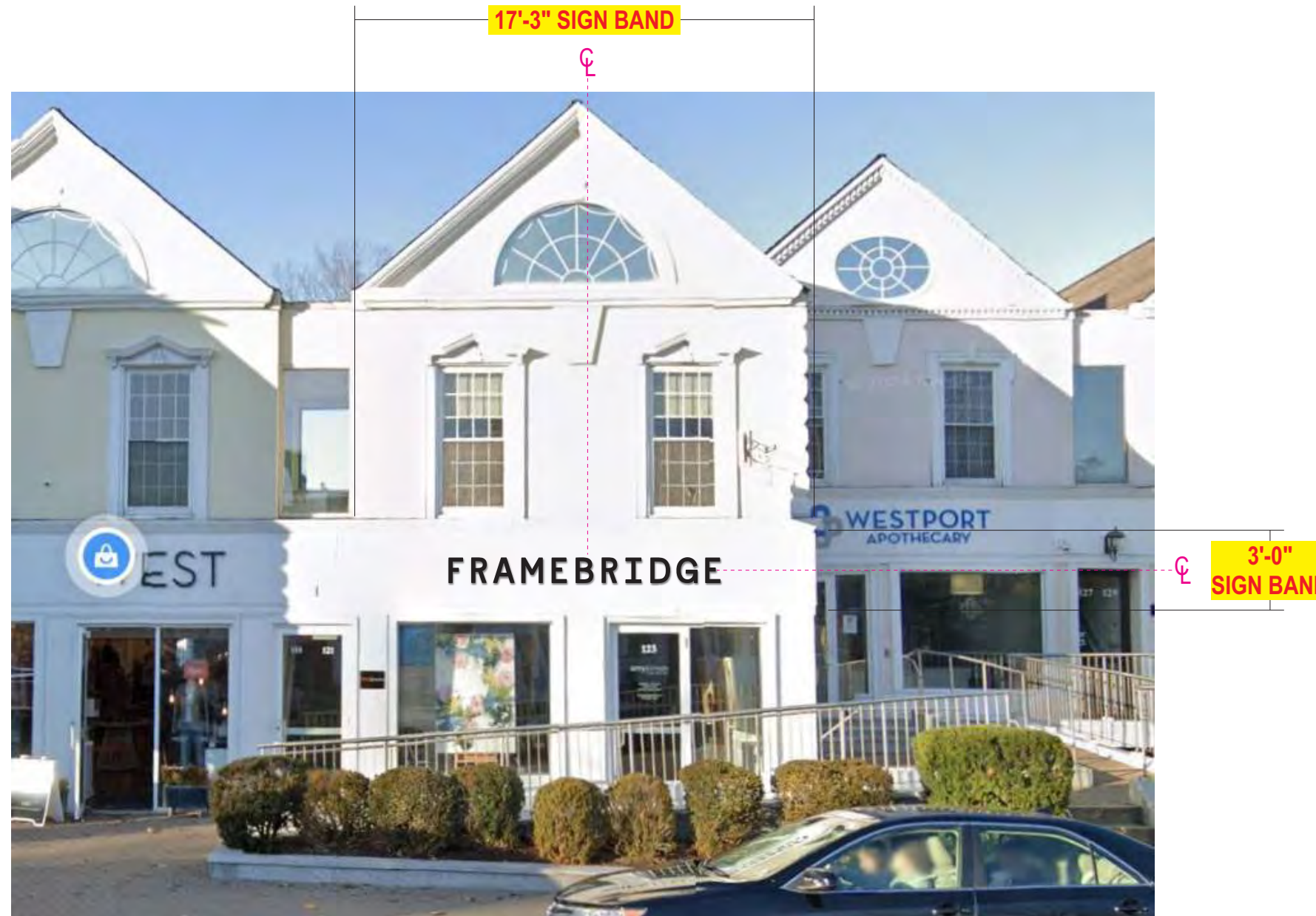
EXISTING SIGN SF:	10.8
PROPOSED SIGN SF:	9.8



EXISTING CONDITIONS



EXISTING SIGNAGE TO BE REMOVED & REPLACED
WALL TO BE REPAIRED AS REQUIRED;
EXISTING SIGN: 1'-6" x 7'-2"



Stratus[®]

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:
FRAMEBRIDGE

ADDRESS:
123 POST RD EAST
WESTPORT, CT 06880

ORDER NUMBER:
1213272

SITE NUMBER:
1031

ELECTRONIC FILE NAME:
G:\ACCOUNTS\F\FRAMEBRIDGE\LOCATIONS\CT1031_Westport\1031_Westport.cdr

PROJECT NUMBER:
87781

PROJECT MANAGER:
ROB WONG

PAGE NO.:
3

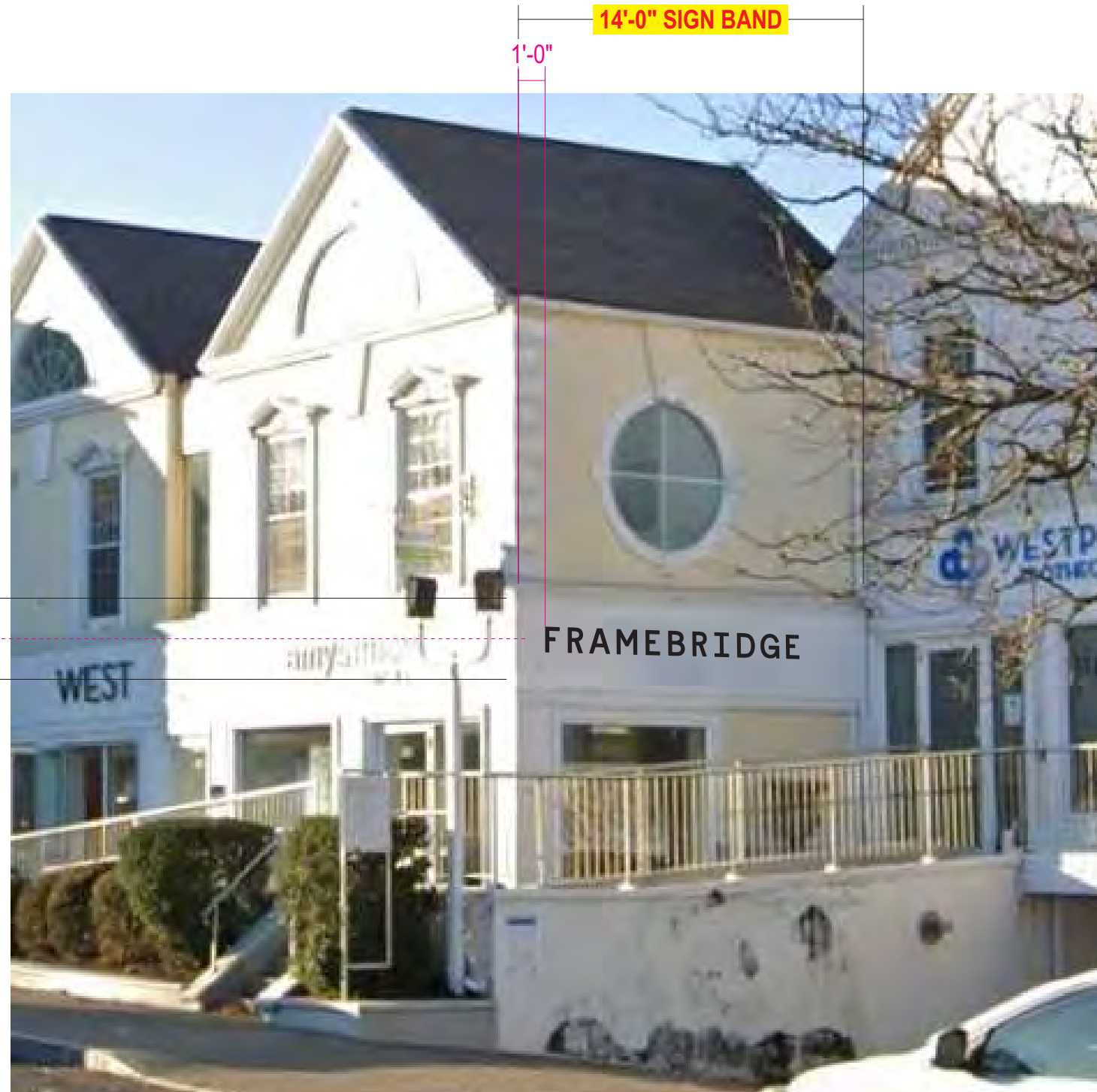
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	470805	04/08/24 AS					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

EXISTING SIGN SF:	10.8
PROPOSED SIGN SF:	9.8



EXISTING SIGNAGE TO BE REMOVED & REPLACED
WALL TO BE REPAIRED AS REQUIRED;
EXISTING SIGN: 1'-6" x 7'-2"



3'-0"
SIGN BAND

14'-0" SIGN BAND

1'-0"

FRAMEBRIDGE

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	470805	04/08/24 AS					

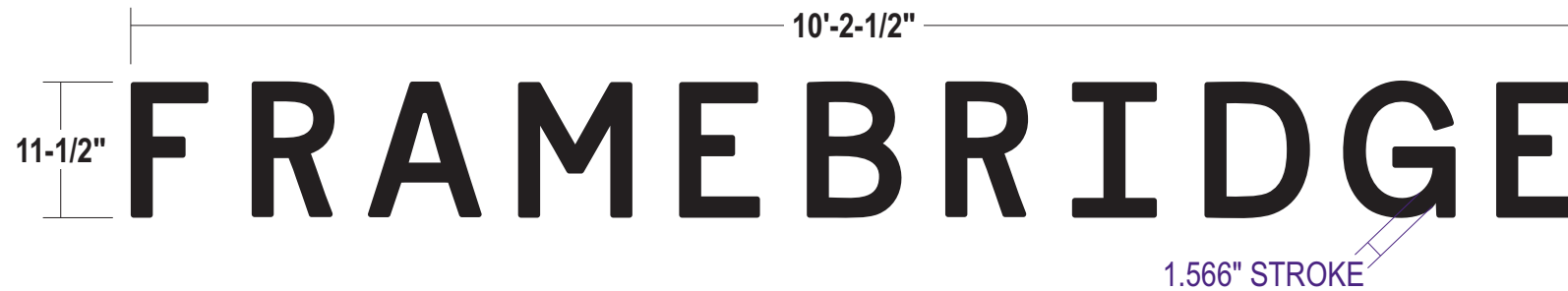
E01
E02

FACE LIT CHANNEL LETTERS

Scale: 3/4"=1'-0"

FB-FL-B-11.5

9.8 square feet



ISOMETRIC VIEW



SIMULATED NIGHT VIEW



FACES: 3/16" #2447 white acrylic with surface applied dual-color black vinyl; Letters to illuminate white at night

TRIMCAP: 1" standard black jewelite trimcap

RETURNS: 3" deep .040 aluminum returns pre-finished black

BACKS: .063 aluminum with insides painted white

ILLUM.: White LEDs as required by manufacturer; **Remote Power Supplies**

WALL MAT.: Not available at this time

INSTALL: Thru bolted using all thread into blocking as required; 12" standard length of threaded rod will be supplied unless otherwise noted; 3/8" threaded rod into blocking or Stratus approved equivalent

QUANTITY: (2) TWO SETS REQUIRED FOR STOREFRONT & SIDE ELEVATIONS

COLOR PALETTE

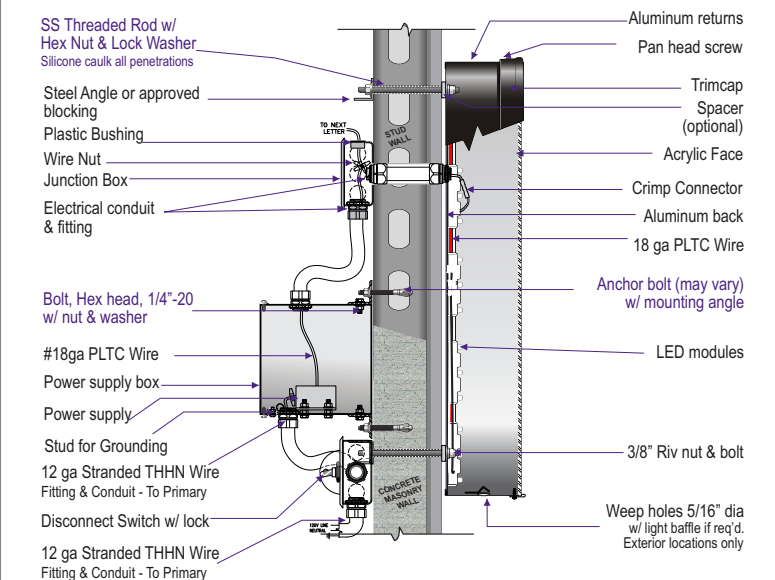
- 3M 3635-222 Dual-Color Black
- Black Jewelite Pre-finished Black

All paint finishes to be Satin unless otherwise noted

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

SIGN TO BE U.L. LISTED AND SHALL MEET N.E.C. STANDARDS

Labovolt Inc. ELECTRIC SIGN

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED APPROVED AND MARKED PER N.E.C. 600.4 ALL TO BE ELECTRICALLY GROUNDING PER N.E.C. 250. ALL POWER SUPPLIES TO BE RATED PER U.L. 48, 250.1. GROUNDING AND BONDING PER N.E.C. 250.90, 42, 94, 96. SIGN TO MEET N.E.C. AND U.L. 48 STANDARDS FOR ELECTRICAL SIGNS. GROUNDING & BONDING AS PER N.E.C. 250.96 & NEC 900.7

Stratus

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:
FRAMEBRIDGE

ADDRESS:
123 POST RD EAST
WESTPORT, CT 06880

PAGE NO.:
5

ORDER NUMBER:
1213272

SITE NUMBER:
1031

ELECTRONIC FILE NAME:
G:\ACCOUNTS\F\FRAMEBRIDGE\LOCATIONS\CT1031_Westport\1031_Westport.cdr

PROJECT NUMBER:
87781

PROJECT MANAGER:
ROB WONG

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	470805	04/08/24 AS					

SITE OVERVIEW

Scale: NOT TO SCALE



Stratus®

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:
FRAMEBRIDGE

ADDRESS:
123 POST RD EAST
WESTPORT, CT 06880

PAGE NO.:
6

ORDER NUMBER:
1213272

SITE NUMBER:
1031

ELECTRONIC FILE NAME:
G:\ACCOUNTS\F\FRAMEBRIDGE\LOCATIONS\CT1031_Westport\1031_Westport.cdr

PROJECT NUMBER:
87781

PROJECT MANAGER:
ROB WONG

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	470805	04/08/24 AS					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

*** Note:** Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) _____
 Building Name (Historic) _____
 Street Address or Location _____
 Town/City _____ Village _____ County _____
 Owner(s) _____ Public Private

PROPERTY INFORMATION

Present Use: _____
 Historic Use: _____
Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building _____ Date of Construction _____

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

Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding
 Fieldstone Board & Batten Stucco Cobblestone Aluminum Siding
 Concrete (Type _____) Cut Stone (Type _____) Other _____

Structural System

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

Roof (Type)

Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other _____

(Material)

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

Number of Stories: _____ **Approximate Dimensions** _____

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: _____

FOR OFFICE USE: Town # _____ Site # _____ UTM _____
 District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: _____

Surrounding Environment:

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

- Interrelationship of building and surroundings:

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

Architect _____ Builder _____

- Historical or Architectural importance:

- Sources:

Photographer _____ Date _____

View _____ Negative on File _____

Name _____ Date _____

Organization _____

Address _____

- Subsequent field evaluations:

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

111 Post Road East, Westport, CT

Architectural Description

These four Neo-Colonial Revival-style connected gable-fronted sections each contains a central arched window topped by a keystone. The second stories are quoined and contains a pair of 12/12 double-hung sash windows. Each of the windows has a narrow cornice and keystone. A keystone motif is also found along the bottom edge of the pediment. Each storefront has a wide entablature set above a large plate glass window and an arched opening containing the entrance. The space between each of the gabled portions includes a stairwell lit by a single-light window on the second story. The exterior is clad in stucco.



View North