



WESTPORT™

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

**Tuesday, June 4, 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  
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, June 4, 2024**, at 7:00 PM for the following purpose:

1. To approve minutes from the May 7, 2024, meeting.  
**MOTION (made by French): To approve minutes from the May 7, 2024, meeting.**  
**SECOND: Braun**  
**SEATED: French, Halpern, Herman, Watkins, Braun, Landau, Springer**  
**VOTE: Unanimously approved.**
2. To review and comment on the signage at **111 Post Road East** (Parcel ID# C09/143/000) submitted by Bryan Vasser, Archer Signs, for property owned BER Holdings, 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 111 Post Road East** (Parcel ID# C09/143/000) **as submitted.**  
**SECOND: French**  
**SEATED: French, Halpern, Herman, Watkins, Braun, Landau, Springer**  
**VOTE: Unanimously approved**
3. To adjourn the meeting.  
**Meeting Adjourned at 7:04 PM**

Grayson Braun, HDC Chairwoman  
Ward French, ARB Chairman  
June 5, 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: \_\_\_\_\_

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.*

JULY 15, 2024

Braun Grayson  
Chairman: Historic District Commission  
Town of Westport  
110 Myrtle Ave  
Westport, CT 06880

RE: 136 MAIN ST REFRESH NARRATIVE  
136 Main St.  
Westport, CT

Dear Chairman Grayson:

This letter summarizes the proposed scope of exterior work of the property referenced above. The existing property is in the center of the neighborhood village district and is located along the frontage of both Main Street and Elm Street. Main Street has an eclectic mix of commercial buildings from various time periods with a variety of neutral white/grey color schemes found throughout. The majority of Main Street is used for commercial purposes with various retail tenants found throughout. Facades vary in scale and detail but follow a traditional New England style for detailing and materiality. Traditional materials of brick, wood and metal are found along the street. The frontage along Main St is intended to encourage walkability as the buildings are located near the sidewalk and the parking is primarily located along the street in dedicated zones. Due to the proximity of these buildings to the street the visibility of the various tenants is abundant up and down the street.

Property Description:

136 Main Street currently has a dedicated off-street parking lot which is a unique feature along Main Street. This is one of the only properties in the area that has a private dedicated off-street parking lot. This parking lot provides a physical setback from the frontage along Main Street and visibility of the building is minimal until you are close to the site. The identity of the property up and down Main Street is dependent upon the shared pylon sign located close to the street. Tenant's signage is a combination of both a shared pylon as well as signage over the individual entrances of the spaces. The signage and the pylon are both externally illuminated and are proposed to retain external illumination with new fixtures.

The existing building is a two-story brick building that currently houses several retail tenants on the ground floor and office spaces on the second floor. The facades are ornamented in a variety of details including plinths, green marble bases, pilasters, friezes with a mix of wood and marble and cornices. These details are located primarily on the first floor and are uniquely designed to create individuality to the tenant's entrances. Above these spaces is an oversized brick field with a running bond pattern that is accentuated with a variety of masonry styles including, rowlocks under the sills, soldier courses above the windows with decorative keystones finished with a contrasting sandstone material.

Proposed Exterior Scope:

We are proposing to refresh the exterior of the building with a mix of providing repairs to damaged, worn areas, painting, and changing the lighting fixtures. We additionally propose a reworked 2<sup>nd</sup> door entry for the current space located to the right of tenant (4) currently (Birddogs). We also propose a new reworked entry door, sidelights, and transom that accesses the 136 Main Street 2<sup>nd</sup> floor area. The new storefront will be similar to the existing except all mullions, mutton bars will be removed leaving a clean single plane of insulated glazing for the door, sidelights and the transom.

Demolition Scope:

Existing shutters on the second floor will be demolished as well as the roll up awnings along the second floor of Elm Street. The existing marble base cladding will be demolished back to the existing substrate and replaced with smooth PVC trim that will be finished to match the adjacent material. The reworked base will apply for all tenants except that of tenant space (1), currently occupied by Lux Bond & Green. The marble cladding in the signage bands for tenants (3) currently (Vacant) will be removed and replaced with smooth PVC trim board. Tenant (1) will retain the existing marble for their signage area. The existing dark bronze coping at the top of the roof will be removed and replaced for both maintenance and aesthetic purposes with a new coping that is finished. Additionally, we will be removing the glass storefront to the right of the tenant (4) currently (Birddogs) in preparation of adding a new door.

Refresh Scope:

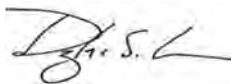
Paint: The entirety of the facades along Main and Elm Street are proposed to receive new paint with a mix of white and light grey colors with the following specification. The masonry will be painted Benjamin Moore 2129 Silver Cloud. The non-masonry areas, primarily the storefronts, trim, cornice and the coping will be painted Benjamin Moore OC-177 Simply White. The color scheme is designed to complement the existing surrounding properties. It is recommended that a Mason be hired to evaluate the condition of the existing masonry and provide maintenance and repair suggestions as needed. After the masonry is addressed, all existing surfaces will be prepared for painting.

Lighting: Existing lighting is proposed to be replaced with new down shielded lighting fixtures in the existing locations with power to be reused. The wall packs will be replaced with wall wash sconces illuminating the brick above and below the sconce. The gooseneck lighting over the signage will be replaced with pole mounted spotlights with adjustable heads with telescoping poles to allow maximum flexibility for illumination. We will also be replacing the lighting over the entrance of 136 Main St, Elm St with contemporary style pendant lighting as well as the security lighting along the rear of the building with new wall packs in each of the existing locations. The existing cornice will receive new shielded wall wash lighting to illuminate the top portion of the masonry band near the top of the roof.

Storefront: Tenant (3) will receive a new door and recessed portico in the opening to allow a second entry for the vacant tenant space. The entrance of 136 Main Street will receive new glazing with the goal of eliminating the mullions and mutton bars in the transom, sidelights and entry door.

I hope the summary above appropriately addresses Section 36-2 of the design principles and standards of the zoning and subdivision regulations. Please don't hesitate to contact me should you have any questions or require more information.

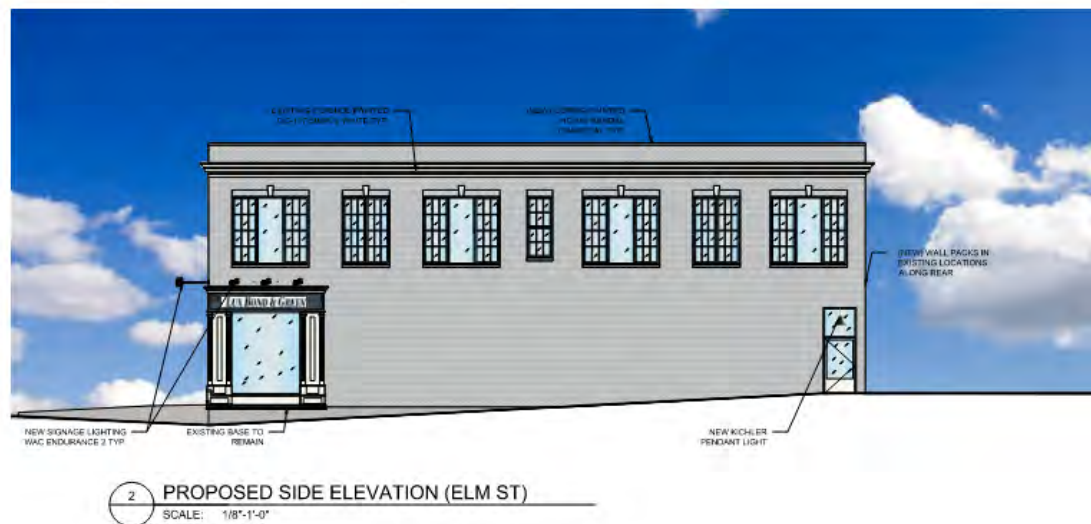
Sincerely,

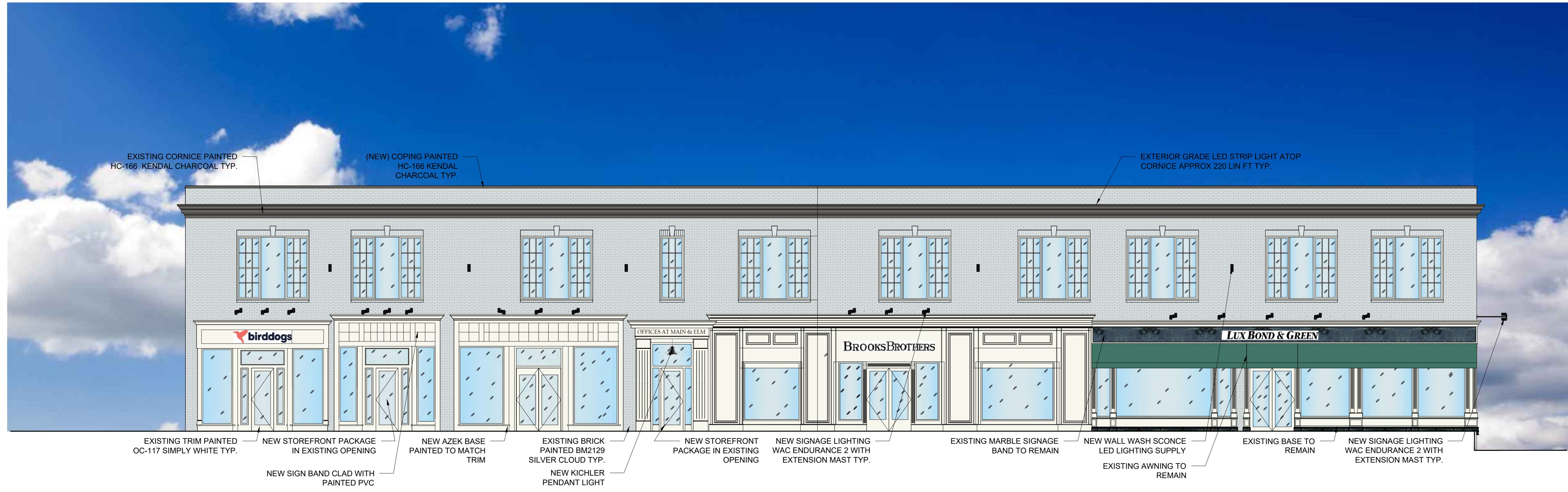


Douglas S. Grunert  
Senior Project Manager

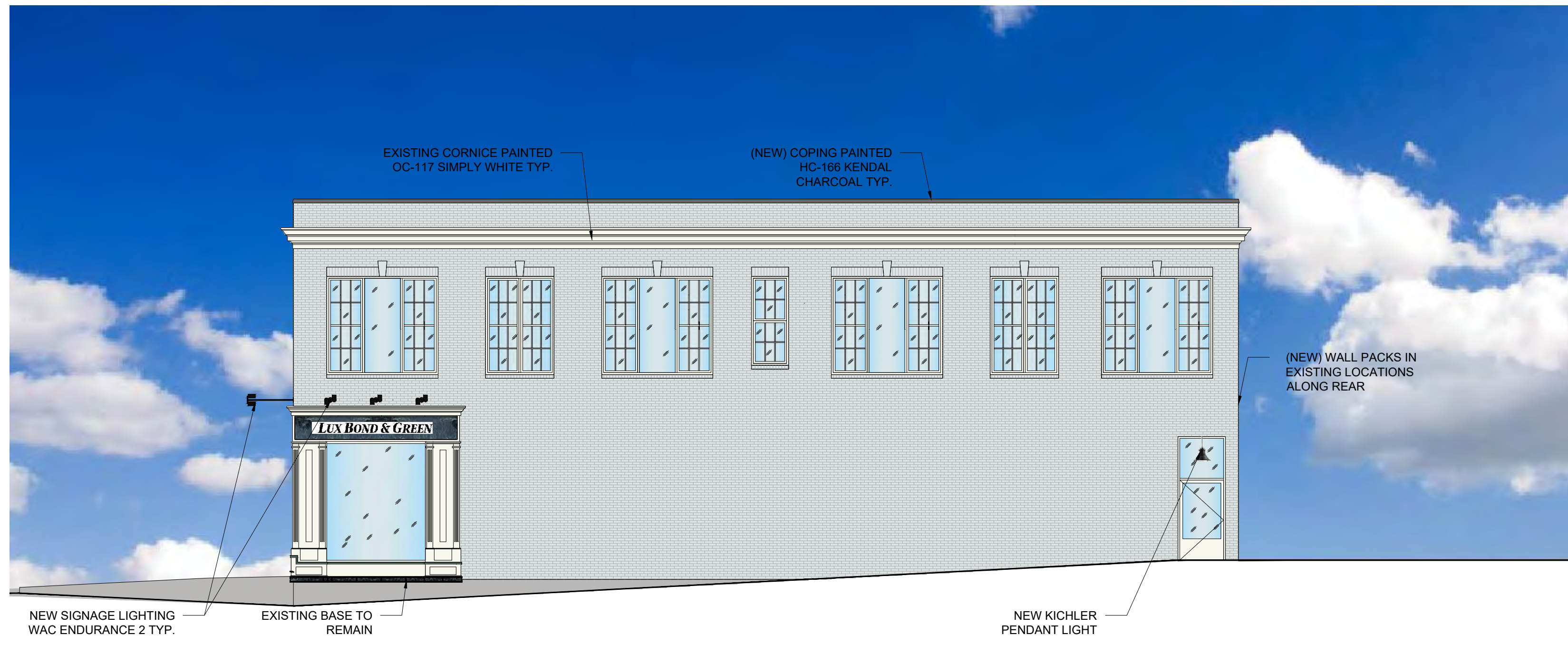
# 136 Main Street - Exterior Improvements Application

## \* Neighborhood Photo Package \*





1 PROPOSED FRONT ELEVATION (MAIN ST)  
SCALE: 1/8"-1'-0"



2 PROPOSED SIDE ELEVATION (ELM ST)  
SCALE: 1/8"-1'-0"

*Historical birds-eye photo of 136 Main Street (estimated, late-1980s)*



*Existing full-front elevation, from across Elm Street (better view than Main)*





*Main Street elevation, with relationship to adjacent property*



*Elm Street elevation, with relationship to adjacent property*



*Existing storefronts across the street (Main Street)*



*Existing storefronts across the street (Main Street)*



*Existing storefronts across the street (Elm Street)*



*Aerial of building and its surroundings, looking north east*



*Aerial of building and its surroundings, looking south west*



# 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

136 Main Street, Westport, CT

### Architectural Description

The large brick commercial block at 136 Main Street is two-stories in height and located at a corner lot at Elm and Main streets. The building is Colonial Revival in style with a flat roof and an angled plan and was built in 1963. Coping lines the roof and a line of projecting cornice trim is found above the height of the windows. Windows are arranged in groups of threes – all with a central, single pane of glass flanked by 6/6 double-hung sash. The bottom story is divided into a series of storefronts. These are accessed by double doors constructed of glass and wood and is interspersed by pilasters separating plate glass windows. Some of the entrances to the stairwells leading to the second story are recessed. These entrances are set within Colonial Revival-style surrounds featuring a tall entablature set on pilasters.



*View Northeast*



*View East*