

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

MEETING MINUTES SEPTEMBER 24, 2024

Members Present: Brad French, Chairman; Vesna Herman, Jake Watkins, David Halpern and Jon Halper. Staff: Donna Douglass. Minutes from the meeting of July 23, 2024 were approved.

1. **260 Compo Road South:** Proposed revised plans including but not limited to removal of the gable roof to the right of the entrance and the dome at the rear at 260 Compo Road South (Parcel ID# C04001000) submitted by Peter Romano, LANDTECH, for property owned by the Town of Westport which is located in Zone AAA_AA.

Appeared: Ken Nadler, Architect; Michael Ryan, Lessee (Site plan Landtech 3/5/24; Building design Landtech 9/11/24)

Mr. Ryan said there are 2 changes to the exterior, the front gable to the right of the porte cochere and entrance is eliminated, as well as the elevator to the second floor. The building will look like it does now. The windows and dormers have been cleaned up. The dome over the back terrace will also be eliminated.

Mr. Nadler said it still looks in character but simplified.

David Halpern said he didn't mind the removal of the gable at the front, but he was unhappy about the elimination of the elevator. It is excluding a fair amount of people from accessing the upstairs rooms. Mr. Ryan said there are 12 upstairs rooms total. It became evident that it was going to be prohibitively expensive to install the elevator. There is no room in the building as it is. Mr. Nadler agreed, it was going to be very difficult to fit into the building. Mr. Halpern said he still thought the building should have an elevator. Mr. Ryan agreed but it was cost prohibitive.

Mr. Halpern said he would also miss the rear elevation dome. It added character and he'll miss seeing it.

Jake Watkins was unsure about how the operable screens would work with the columns on the rear elevation. Mr. Ryan showed how they would be housed in the columns. Mr. Nadler said they had also gone back to the original round shaped columns. Mr. Watkins thought the rear scaling works, but he was still concerned about the screen details. Without seeing them, he's concerned it will take away from the appearance.

Jon Halper agreed. He's also not sure how roll down screens work with tapered columns. He also agreed with Mr. Halpern about the elimination of the elevator but understands the constraints. He'd also miss the dome in the rear but was not opposed to its removal.

Vesna Herman said there's not much to add. She gives the applicants the benefit of the doubt regarding the screens as long as they don't injure the columns. She was also sorry about the loss of the elevator.

Ward French agreed with the comments and said he would also miss the installation of an elevator. He suggested they rely on the architects to come up with a plan for the roll down screens and asked board members if they wanted the applicants to come back or just circulate the details. The consensus was to circulate the details.

BOARD MEMBERS WERE DISAPPOINTED WITH THE DESIGN CHANGES BUT UNDERSTOOD THE FINANCIAL CONSTRAINTS. APPLICANTS WERE ASKED TO PROVIDE DETAILS ABOUT THE ROLL DOWN SCREENS ON THE REAR TERRACE

(French, Herman, Halper and Watkins Yes; Halpern No)

- 2. 1620 Post East:** Proposed revised plans including but not limited to new curtainwalls, exterior egress stairs, elevator lobby enclosure, façade finishes at 1620 Post Road East (Parcel ID# H09174000) submitted by Rick Hoag, Frederick Hoag Architect, for property owned by 1620 PRE-Associates, LLC which is located in Zone GBD/AIHZ. (No new site plan; Building design plans Rick Hoag, Architect 9/16/24)

Appeared: Rick Hoag, Architect

Mr. Hoag reminded board members that this structure is for a golf simulator club. Unfortunately, they discovered that the building has no foundation. The condition of the building has required far more work than anticipated. So the design has been simplified.

- The designed front curtain wall screen will be replaced with a plain curtain wall.
- The rear exterior stairs will be open and not enclosed as planned
- The second-floor penthouse/bar will be simplified from a round to rectangular structure

Mr. Hoag said everything has just been simplified and all changes are budget related.

Vesna Herman had no questions.

Jake Watkins said he liked the design changes. He asked if the west wall will be stucco. Mr. Hoag said no, just repainted. There will be painted stucco on the front.

David Halpern asked if there will be signage. Mr. Hoag said yes, it is under 50 s.f. so does not need approval. It will be a clean, uncontroversial design.

Jon Halper was also interested in the sign design. Mr. Hoag assured him it is a handsome, understated design.

Ward French proposed the design changes should be accepted. Board members agreed.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED
(Unanimous)

Submission Date: October 4, 2024

Project Record Number:

Accela Record Number: ARB-24-00006

Address of proposed work: 950 Post Road East

Property PID#: F09059000

Zoning District: HSD

Owner: Kind Pet LLC

Phone: 203-973-7768

Address: 950 Post Road East

E-mail:

Agent/Contractor (*if different*): Alyson Ibbotson

Phone: 860-582-0233

Address: 1 Tremco Drive, Terryville, CT

E-mail: alyson@lauretano.com

October 4, 2024

Town of Westport
110 Myrtle Avenue
Westport, CT 06880

Attn: Architectural Review Board

Reference: Spot on Vet
950 Post Road E
Westport, CT 06880

Dear Architectural Review Board,

We respectfully request to have approval of a proposed ground sign cabinet on an existing monument for "Spot on Vet" with the following dimensions 4' 4" x 8' 1" totaling 35.03sq.ft. We appreciate your consideration on this matter.

If you have any questions or require any additional information, please let me know.

Thank you,



Alyson Ibbotson

OWNER AUTHORIZATION FORM

**I/WE GIVE LAURETANO SIGN GROUP AND OR THEIR AGENTS PERMISSION
TO SIGN THE ZONING/BUILDING PERMIT APPLICATIONS AS MY AGENT,
AND TO FURNISH AND/OR INSTALL SIGN(S)**

Spot on Vet
950 Post Road E
Westport, CT 06880

SIGNATURE OF OWNER/OWNER REPRESENTATIVE

NAME: _____
(Signature)

NAME: Philip Putter
(Please Print)

TITLE: Owner

TELEPHONE #: 203-973-7768

TODAY'S DATE: 6-19-2024

COMPANY NAME: Kind Pet LLC

STREET ADDRESS: 950 Post Rd East

CITY, STATE, ZIP CODE: Westport, CT, 06880



Proposed Day View (NTS)



Proposed Night View (NTS)



Existing Conditions

Print 3876MK-2	Date 9/27/24	OQ# 50425	Line 3	SP MGL	Sign Type	Illuminated Sign Cabinet
CLIENT APPROVAL		Title	Spot On Vet		Location	As Illustrated
		City/State	Westport, CT		Size	4' 4" x 8' 1" (35.03 sq. ft)
AUTHORIZED SIGNATURE		Customer	Spot On Vet		Description	Illuminated Cabinet w/ Cut-Thru, Backed-Up Letters & Logo
		DATE	Int. Note			

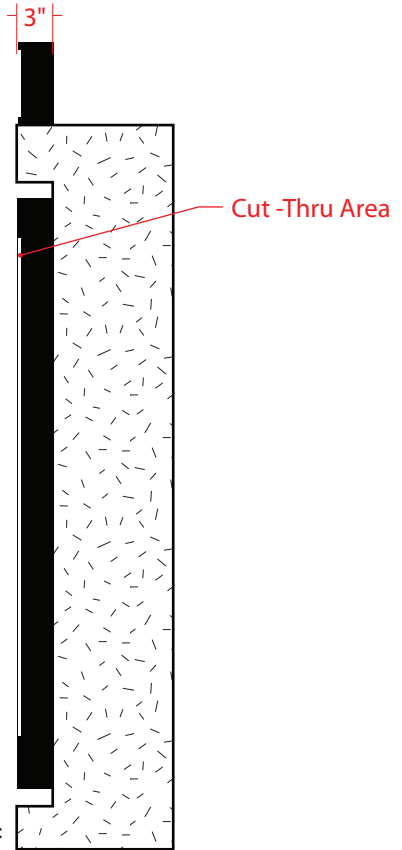
LAURETANO
SIGN GROUP

1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com



Scale: 3/4" = 1'

Elevation:



Side View:

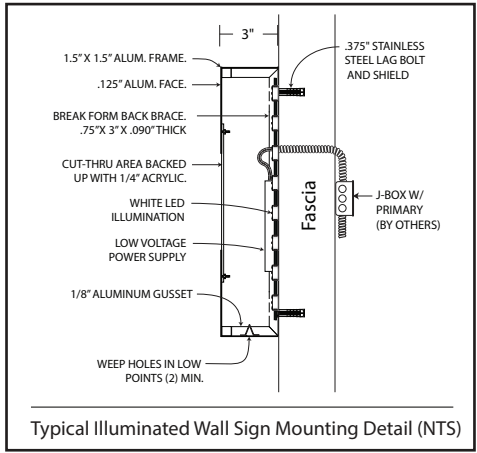
MATERIALS/COLORS

- 1/8 thk. aluminum face painted white
- 3" aluminum U-channel frame painted white
- Cut-Through Letters Backed Up w/
 - 1/4" Dualite Acrylic (Black Day/ White Night)
- Cut-Through Dog & Cat Logo Backed Up w/
 - 1/4" White Acrylic Featuring Black Blockout PSV
- White LEDs

Note: For preliminary design purposes only. Accurate field survey and dimension verification required before beginning construction.

Survey and Verification Complete

Existing measurements show monument at 97"W x 52"H.
Need to confirm space for aluminum cabinet



PROCEED TO PRODUCTION	Print 3876MK-2	Date 9/27/24	Installation Method
	ES# 50425	Line 3	
AUTHORIZED SIGNATURE	DATE	<input checked="" type="checkbox"/> Critical Dimension for Internal Quality Control UL FILE NO. E70436	Amps Volts

LAURETANO
SIGN GROUP

1 Tremco Drive, Terryville, CT 06786 • Phone: 860.582.0233
signs@lauretano.com www.lauretano.com