

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

TUESDAY, May 28, 2024

Board Members Present: Vesna Herman, Jon Halper, Jake Watkins and David Halpern. Jake Watkins acted as the meeting chairman. Minutes from the meeting of Tuesday, April 23, 2024, were approved.

1. **280 Compo Road South:** Proposed renovations to the inn, restaurant and event space at 260 Compo Road South (Parcel ID# C04/001/000) submitted by Peter Romano, LANDTECH, for property owned by the Town of Westport which is located in Zone AAA-AA) (Site plan: LANDTECH dated 3/5/24; Building design Ken Nadler Architects, dated 5/23/24)

Appeared: Peter Romano, LANDTECH; Ken Nadler, Architect; Michael Ryan, Lessee

Mr. Romano said Ward French and Jon Halper had met with him, Mr. Nadler and Michael Ryan at the site to clarify the ARB's concerns about the original proposal. He said it was most appreciated and productive.

Mr. Nadler described the design changes to the front elevation:

- The portico was reduced from 40 to 35 x 30 sq. ft. and can still accommodate 2 adjacent cars.
- The portico is now lined up with the right gable and still provides a view through the building to the water.
- The third-floor balcony is removed as are the second-floor portico railings. The bridal suite has a small balcony.
- The new roof will have red shingles.

Mr. Nadler provided renderings of the east, restaurant, elevation with a new entrance directly into the restaurant. That, and its rear outdoor bar will be part of the second phase in 2025 or later.

Mr. Nadler went on to describe the south, water facing elevation:

- There is now a domed roof over the rear deck and stairs to the lawn from the new back porch, echoing the current dome on the rear of the building.
- The pillars on the porch have Ionic capitals.
- Planters have been added on each side of the stairs along the porch.
- There is a partly enclosed bar at the west end of the porch.

Jake Watkins asked board members for questions.

Jon Halper said thanks, he appreciated the changes. Peter Romano had invited Ward French and himself to the site to clarify the ARB's comments from the first meeting.

Vesna Herman had no questions.

Jake Watkins asked if the tree at the front entrance can now stay. Mr. Romano said yes, an arborist at Landtech will take care of protecting it during construction. Mr. Watkins asked if there was still a trellis over the rear deck and was told no, it's gone.

David Halpern asked about the timeline for the restaurant renovation. Mr. Romano said they would like to get it approved so they can present a phasing plan to the P & Z. Michael Ryan said it will take a lot of work to make it a 4 seasons restaurant. It will be closed probably in January 2025 and there is no opening date yet. The kitchen has to be renovated, which is a big job. The front of the building and the restaurant will be redone the following year. Mr. Halpern thanked him for the update.

Jon Halper asked how they were reimagining the new restaurant. Mr. Nadler said it will have large windows that open toward the water and a new exterior entrance into the restaurant closer to the water. Mr. Halper asked about the apse-like element at the end of the deck facing the water. Mr. Nadler said it is the terminus at the end of the rear porch that houses a bar. Mr. Halper verified that the siding would be shakes.

Jake Watkins asked the board for comments.

Jon Halper said it looks good, a great improvement over the previous iteration. The red roof makes me happy. Most of the new pieces are in keeping with the original. He wasn't sure about the apse feature at the end of the deck, it's interesting but perhaps undercooked. Altogether, there are a lot of improvements.

Vesna Herman didn't think the elevations do justice to the building as it is much more than three dimensional. The new presentation is an improvement, and she is in favor of it.

David Halpern agreed. He appreciated the porte cochere reduction and saving the tree. He asked about the small dormers over the proposed new restaurant. Mr. Nadler said they will introduce light into the restaurant. Mr. Halpern said he liked the proposed changes.

Jake Watkins also liked the proposal and appreciated seeing the phase 2 changes to the restaurant. He suggested the bar area at the left end of the rear patio might be improved by making its roof the same height as the porch roof. Everything else is nicely done, thanks.

Mr. Watkins asked if there was any input from the public. There was none.

Jon Halper moved to approve the project as presented, seconded by David Halpern.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)