

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

Meeting Minutes 7/22/25

Members Present: Ward French, Chairman; Jake Watkins, David Halpern, Vesna Herman, Jackie Richardson and Donna Douglass, Staff. Minutes from the meeting of June 24, 2025, were approved.

1. Proposed exterior renovations and addition at 50 Post Road West (Parcel ID #C09064000) submitted by Botero Property Management LLC which is located in Zone RORD-1. (Site Plan: Landtech dated 7/15/25; construction Botero Building Design)

Appeared: Thomas Botero, builder/developer

Mr. Botero described the project:

- Repair and expand the 19th c. building to create 13 apartments on 3 floors, 5 each on the first and second floors, three on the third floor.
- Demolish and replace the Cape at the rear of the property with 4 new rustic barn style apartments
- Neglected for 34 years, the Greek Revival exterior of the main building will be preserved and repaired

Mr. Botero described and provided samples of the possible materials to be used:

- Windows are the “ultimate” line of Marvin windows
- Clapboard-look siding on the main building
- Wood like, pressure treated barn siding on the rear building

Changes to the main building include:

- Squaring off the rear of the building with a large 3 story addition
- Increasing the height of the building by about 4 feet and adding dormers for the 3rd floor apartments

Vesna Herman asked for details of the interior configuration. She asked about the walk bridge entrance to the second floor and the corridor that accesses the apartments. She said if the dormers are the only outdoor light, they could use skylights in the corridor to improve and brighten the space. She asked the distance between the rear retaining wall and the back of the building. Mr. Botero said 8 feet. He said they would regrade the driveway. Ms. Herman asked if there is living space in the basement and was told no. She asked about the design idea for the barn style building at the rear. Mr. Botero said it is contextually different from the building in the front, designed as an accessory building. Ms. Herman asked if there is any quality difference between

the buildings. Mr. Botero said no, absolutely not, they are the same construction price per square foot. She asked if there is an affordable component. Mr. Botero said yes, 4 units will be affordable.

David Halpern said he liked the design of the rear building; it is a nice contrast. He asked if the barn doors on the side are operable and was told no.

Jake Watkins asked if the barn siding product would go gray. Mr. Botero said probably, eventually, but it is not the siding they are using. What they propose is a siding that is a rustic gray. Mr. Watkins said he liked the new architecture of the front building. He asked if the siding was white/off white and was told yes, they haven't definitely decided what material will be used. Mr. Watkins asked about the roofing material. Mr. Botero said they are going for a cedar shingle look. Mr. Watkins said if you're going to restore a building, you need the appropriate materials. Mr. Botero said he would update the board on his final materials decisions. They discussed the roofing at the rear of the building. Mr. Botero confirmed that part of it is standing seam metal roofing. They discussed the rear parking area and retaining wall.

Ward French asked what their variance was for. Mr. Botero said the slope of the driveway. Mr. French said he finds the bridge at the rear of the building odd. Mr. Botero said they are working with Landtech regarding it now. Mr. French also said the front dormers look out of scale and thought they could be tweaked. David Halpern said the front dormers need more fascia space. They discussed various materials and approaches. Ward French didn't think the dormers on the front look authentic and there was discussion about possible approaches.

Vesna Herman confirmed that the dormer windows are the same size as the rest of the windows on that elevation. She said they need to think more about the scale of the architecture, and aesthetics and proportions.

Jackie Richardson wasn't sold on the rear building barn design and said the barn doors look contrived.

Ward French recognized Lou Mall, a neighbor and RTM member from District 2. Mr. Mall said he is enthusiastic about what the developer is proposing and said it's going to be a great addition to the neighborhood and a success for the town.

Ward French said he spoke for the board and applauded the effort. They support the project and would like to see modifications, taking board members' remarks into consideration. It's a good project and the ARB will work with you on a better project.

APPLICANT WAS ASKED TO TAKE THE BOARD'S COMMENTS INTO CONSIDERATION AND RETURN WITH MODIFICATIONS (Unanimous)

ARB Meeting Minutes 10/28/25

Members Present: Vesna Herman, Acting Chairman; Jake Watkins, David Halpern, Jon Halper, Jackie Richardson and Donna Douglass, Staff. Minutes from the meeting of July 22, 2025, were approved.

1. **50 Post Road West -ARB-25-00016.** Proposed exterior renovations and addition at 50 Post Road West (Parcel ID #C09064000) submitted by Landtech for property owned by Botero Property Management LLC which is located in Zone RORD-1. (Site Plan: Landtech dated 7/15/25; construction Botero Building Design)

Appeared: Thomas Botero, builder/developer

Mr. Botero had a punch-list of changes to the design since the previous ARB meeting:

- Revised the proportions and simplified the design of the dormers on the front elevation
- Revised the rear retaining wall so that it is 2-3 feet up to the entrance to the 2nd floor which is reached by walking from the rear parking area. The retaining wall is 9 ft 6 inches high.
- Refined the design of the rear bridge and entrance
- Roofing materials are cedar style shingles with some standing seam metal on the northern side of the building
- A skylight was not added to light the upstairs interior hallway as suggested as they felt the dormers provide enough light

He provided samples of various roofing materials.

David Halpern appreciated the change to the dormer windows. The configuration of the retaining wall to the rear entrance offers very little light. Mr. Halpern suggested stepping the retaining wall and possibly including planters so it is less severe. Perhaps pull the wall out a bit. Mr. Botero said the property's ledge make it a difficult area to

Jon Halper had no questions.

Jake Watkins asked if the fire marshal is ok with the egress from the building's top level. Mr. Botero said yes. Mr. Watkins agreed that changing the size of the dormers was good. He also suggested continuing whatever roof tiles they use and eliminate the standing seam metal portion. Mr. Botero said the area where the standing seam roof is located is a very slow slope and the material was chosen purposefully.

Jackie Richardson agreed that she'd rather eliminate the standing seam portion of the roof but didn't feel strongly enough about it to object.

Vesna Herman said she thought the architecture and materials were appropriate and thanked the applicant for his cooperation. She moved to accept the design as presented, seconded by Jon Halper.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED

(Unanimous)

2. **521 Riverside Avenue – ARB-25-00017.** Proposed exterior renovations and addition at 521 Riverside Avenue (Parcel ID# B06039000) submitted by Jon Halper for property owned by SRC Realty Group LLC which is located in Zone RORD-2. (Site map: Landtech 5/29/25)

Appeared: Jon Halper, Architect (Mr. Halper recused himself)

Mr. Halper said the public restaurant at the facility has an identity problem – it's not clear if it is a private club or a public restaurant. The proposed 342 sq. ft. addition provides a separate entrance to the restaurant that bypasses club activities.

It consists of an 8-foot extension on the south elevation with a gambrel roof to match the existing, using matching materials. It provides an entry vestibule, coat check, stairs to the 2nd floor and a reception space. There will also be a new bar and seating. A canopy at the entrance will be applied for at a later date. An enclosure to the right of the entrance will hold an A/C unit that had to be relocated as a result of the addition

As part of maintenance and improvements, the Club is also adding a new glass and aluminum egress door with a roll shade at the north side of the terrace pergola.

David Halpern said the rendering seems a little “off”. He and Mr. Halper decided that it was just the proportions in the rendering.

Jake Watkins suggested the A/C corral could be screened with plants.

Vesna Herman verified the square footage of the addition. She asked how many parking spaces would be lost. Mr. Halper said probably 3, but the club recently purchased the property across the street which provides plenty of parking. Ms. Herman suggested Mr. Halper could design something nice to hide the A/C unit. He agreed.

Ms. Herman said considering that Mr. Halper has agreed to design a more permanent architectural solution for enclosing the A/C unit, and that there were no objections to the design of the addition, she proposed that the project be approved.

Board members agreed.

WITH THE UNDERSTANDING THAT AN ENCLOSURE FOR THE A/C UNIT WILL BE DESIGNED, THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)