



WESTPORT™

Joint Committee (Architectural Review Board & Historic District Commission)

Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Westportct.gov
Telephone (203) 341-1184

Submission Date: October 21, 2025

Accela Record Number: VDO-25-00015

Address of proposed work: 38 Main Street

Property PID#: C10154000

Owner: ARJI Westport LLC

Phone:

Address: 100 Jericho Quadrangle Suite 220, Jericho NY

E-mail:

Agent/Contractor (*if different*): Eduardo Yzquierdo

Phone: 917-412-4739

Address:

E-mail: eduardo.yzquierdo@sahospitalitygroup.com

FELICE

Eduardo Yzquierdo
Sr Project Manager Architecture & Design
SA Hospitality Group
950 Third Ave Suite 500
New York, NY 10022

October 21st, 2025
Historic District Committee
Town of Westport
Subject: Townscape Design Application

Dear Sir or Madam,

Felice's concept is rooted in the traditional Italian *trattoria*, which values the authenticity and character of original materials. Our approach to the façade intervention is grounded in respecting the building's existing architectural identity, preserving the painted white masonry brick and black-dyed wooden cladding typical of the New England seaport towns like Westport.

We intend to reuse the existing retractable awning system, replacing only the fabric in our signature FELICE green. The new awning will feature a scalloped valance and, if possible, our logo, evoking the charm of classic *trattoria*. This is reflected in our preferred Option A.

As an alternative, Option B presents a more understated solution with logo signage applied to the windows.

For the main signage, we propose subtle individual channel metal letters: painted red, pin-mounted, and softly backlit with a warm, dim glow. This approach offers a refined and minimal intervention in keeping with the historic nature of the façade.

We will also install our traditional cast-engraved bronze plaque to enhance brand visibility at pedestrian level. A second plaque will be placed on the rear façade to clearly identify the primary entrance for customers.

In total, our signage will occupy 15 square feet of the 22 square feet allowed of the main façade signage area.

Best regards,

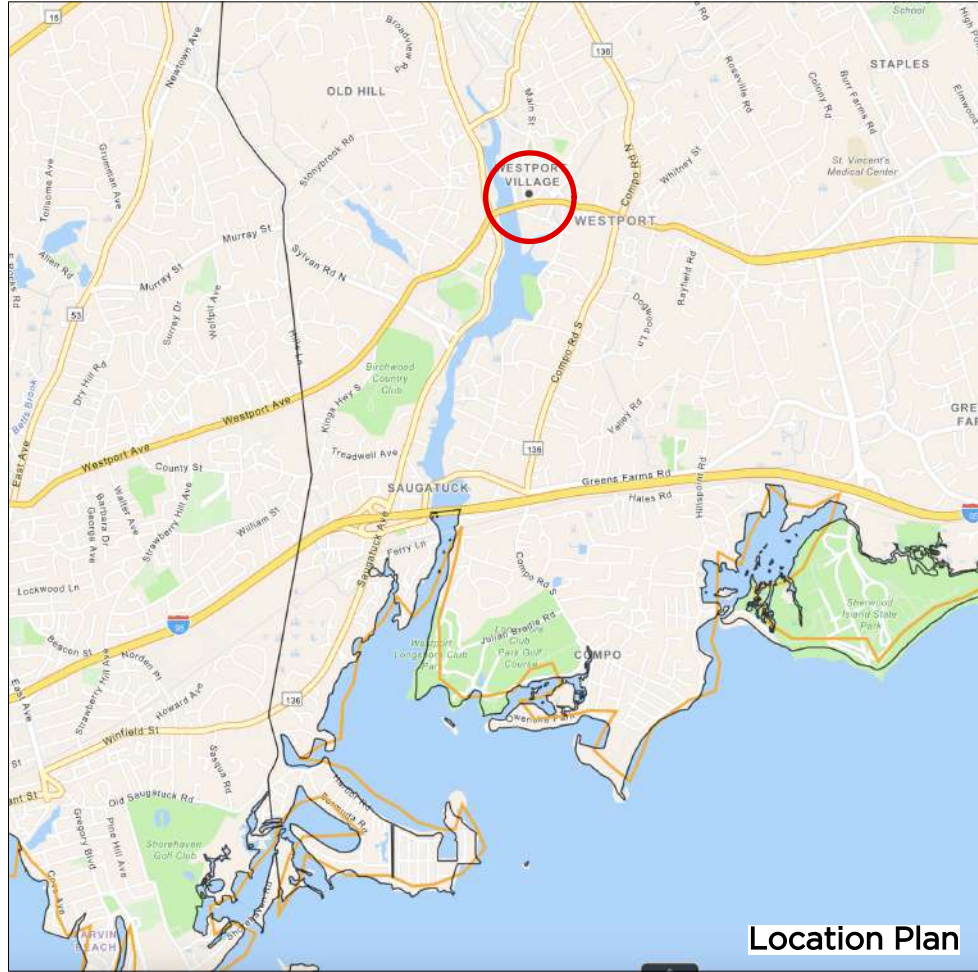
Eduardo Yzquierdo

FELICE

Westport CT

Signage - HDC/ARB Joint Committee Application

November 5th, 2025



2 MAPS



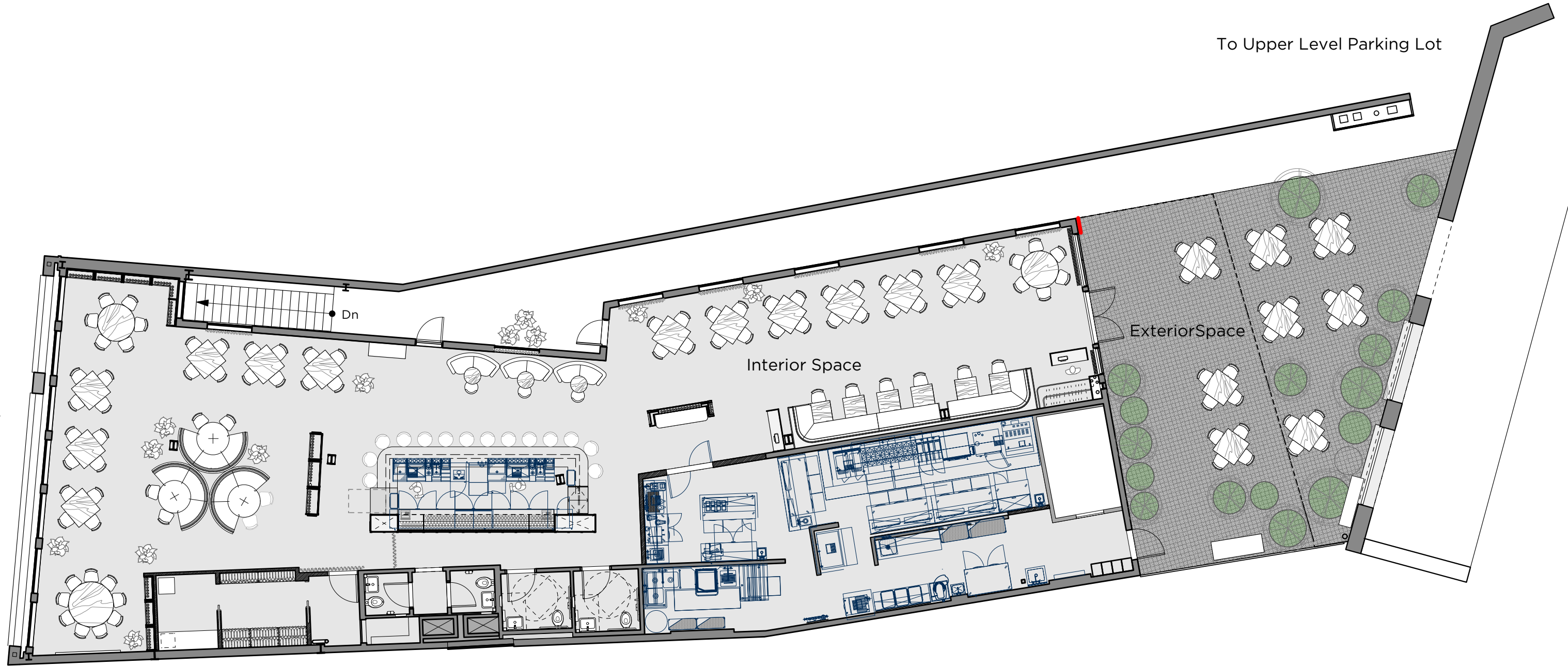
PROJECT
Felice Restaurant
 LOCATION
 38 Main Street
 Westport CT

DATE
 11.05.2025
 Application
 DWG BY
 SK
 DWG NO
 1

PROJECT NO:
 2502
 CHK BY:
 -
 SCALE:
 nts



Main Street
(Lower Level/ Street Level)



PROJECT
Felice Restaurant
 LOCATION
 38 Main Street
 Westport CT

DATE
 11.05.2025
 Application
 DWG BY
 SK
 DWG NO
 2

PROJECT NO:
 2502
 CHK BY:
 -
 SCALE:
 3/32" = 1'-0"



Remove & Replace

Remove & Replace



Current Condition - Previous Tenant (MEXIQUE)

PROJECT
Felice Restaurant

LOCATION
38 Main Street
Westport CT

DATE
11.05.2025
Application

DWG BY
SK

DWG NO
3

PROJECT NO:
2502

CHK BY:
-

SCALE:
nts





Current Condition - Streetscape & Neighbors

PROJECT
Felice Restaurant

LOCATION
 38 Main Street
 Westport CT

DATE
 11.05.2025
 Application

DWG BY
 SK

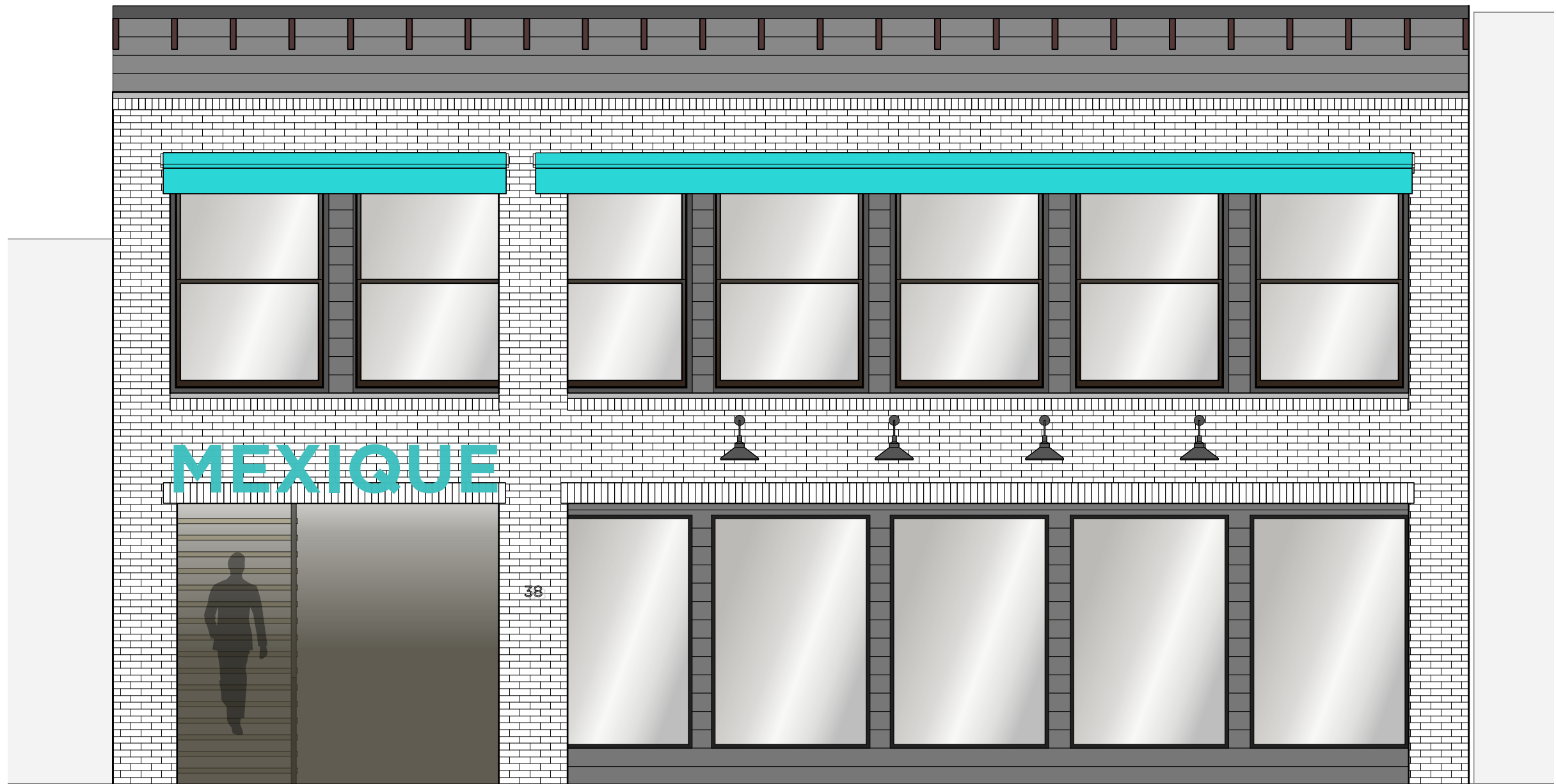
DWG NO
 4

PROJECT NO:
 2502

CHK BY:
 -

SCALE:
 nts





Existing Front Elevation

PROJECT
Felice Restaurant

LOCATION
38 Main Street
Westport CT

DATE
11.05.2025
Application

DWG BY
SK

DWG NO
5

PROJECT NO:
2502

CHK BY:
-

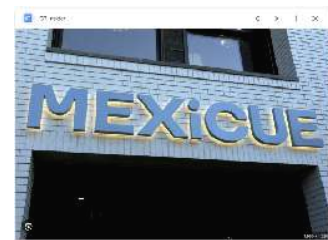
SCALE:
nts



FELICE WESTPORT CT // OPTION A

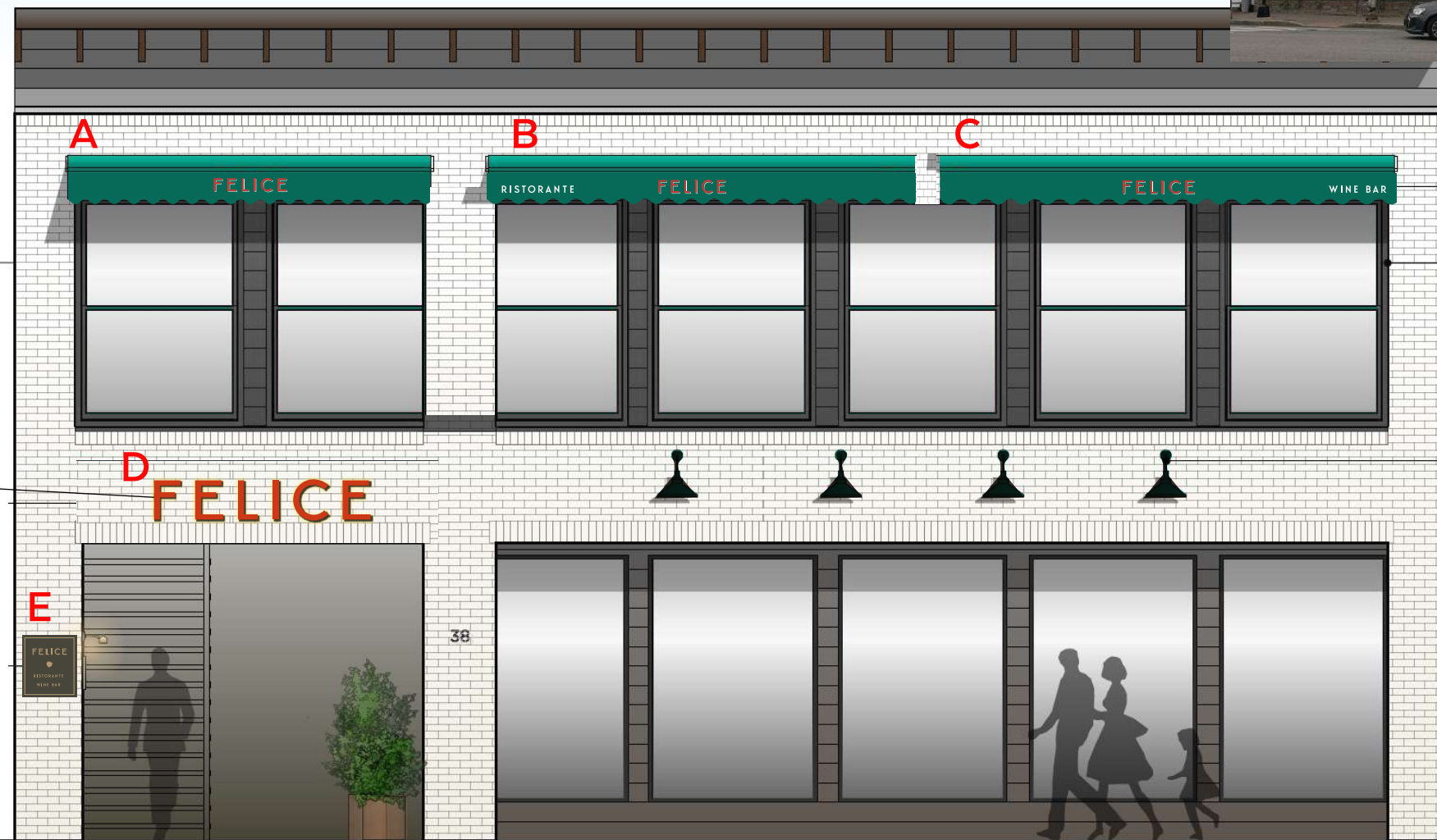
Exterior Signage for Submittal

10-15-25



LOGO
Individual channel letters,
painted red, pin-mounted,
back lit

PLAQUE
bronze engraved / cast



AWNING:
Utilizing Existing structure
New fabric and graphics
Sunbrella Hemlock Tweed
Scalloped valance

masked and painted:
red & white graphics on
valance, similar to Tiffany.

Proposed Front Elevation - Preferred Option "A"

PROJECT
Felice Restaurant

LOCATION
38 Main Street
Westport CT

DATE
11.05.2025
Application

DWG BY
SK

DWG NO
6

PROJECT NO:
2502

CHK BY:
-

SCALE:
nts



FELICE WESTPORT CT // OPTION B

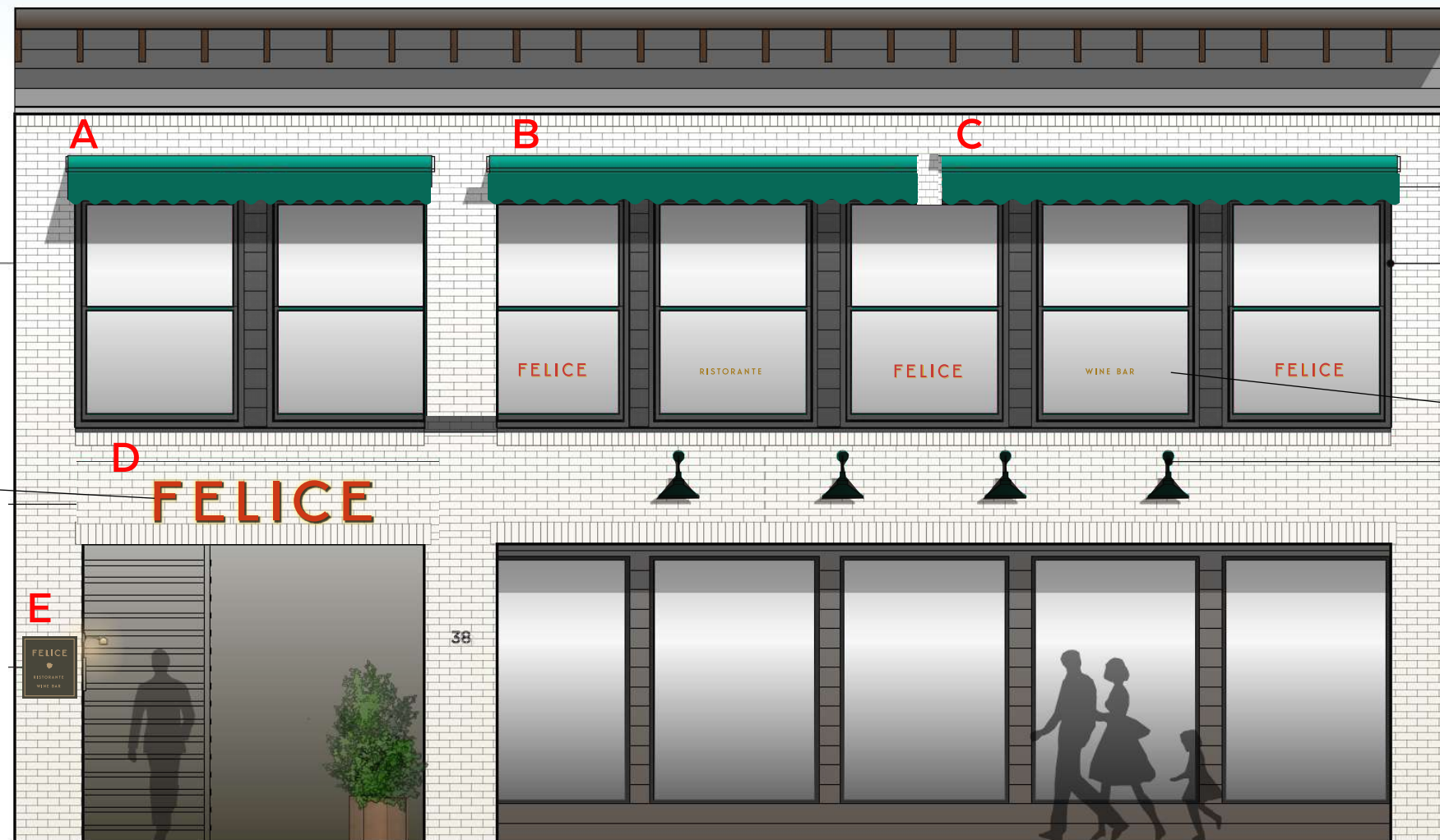
Exterior Signage for Submittal

10-15-25



LOGO
Individual channel letters,
painted red, pin-mounted,
back lit

PLAQUE
bronze engraved / cast



AWNING:
Utilizing Existing structure
New fabric and graphics
Sunbrella Hemlock Tweed
Scalloped valance

WINDOW GRAPHICS
red/ gold cut vinyl

Proposed Front Elevation - Alternate Option "B"

PROJECT
Felice Restaurant

LOCATION
38 Main Street
Westport CT

DATE
11.05.2025
Application

DWG BY
SK

DWG NO
7

PROJECT NO:
2502

CHK BY:
-

SCALE:
nts





**15 Sq Ft Of Total Signage - 22 Sq Ft Permitted
with 44 Linear Feet Street Frontage/ 2 Tenants**

Proposed Front Elevation - Preferred Option "A" With Sq Ft

PROJECT
Felice Restaurant

LOCATION
38 Main Street
Westport CT

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Application

DWG BY
SK

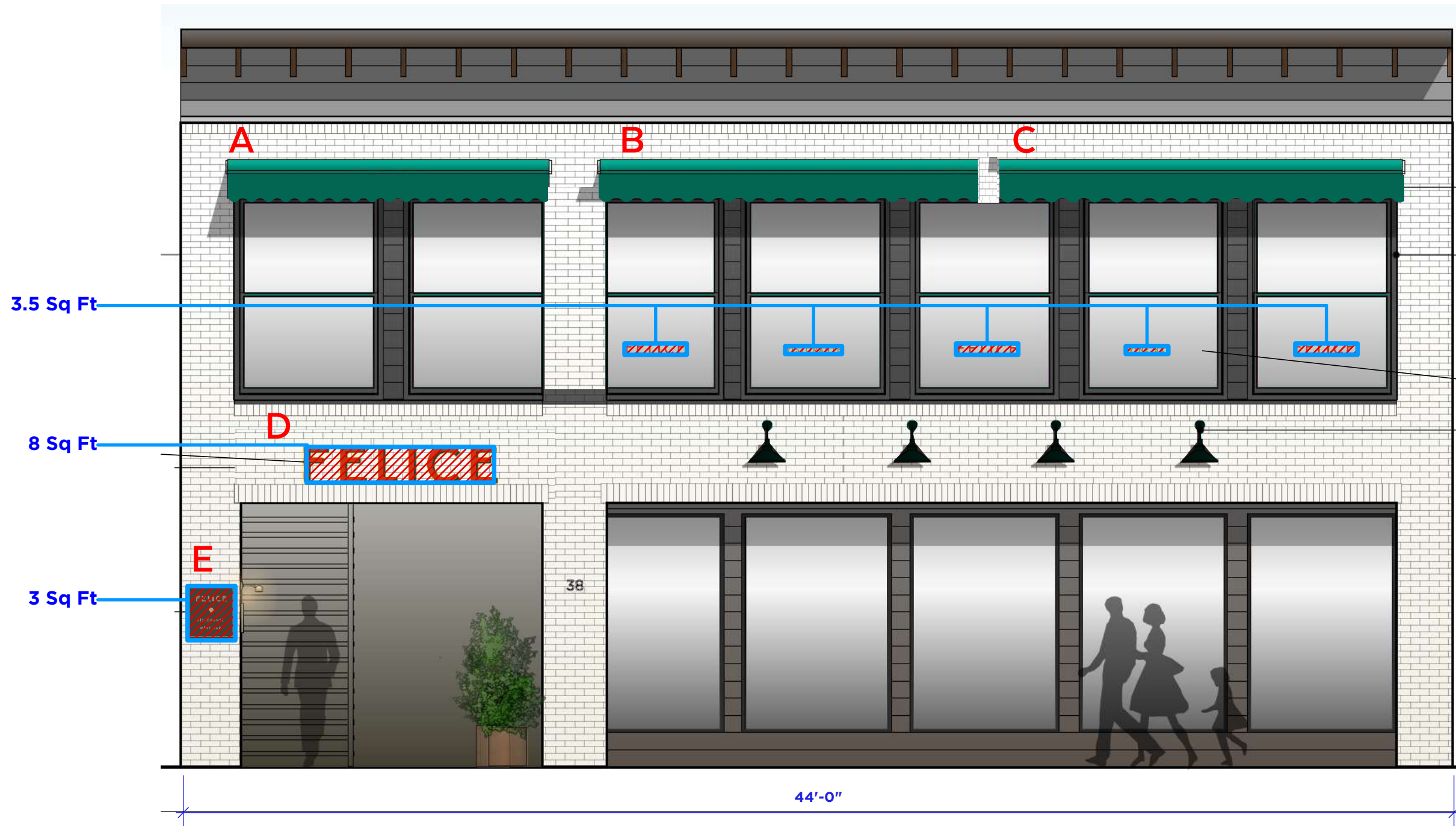
DWG NO
8

PROJECT NO:
2502

CHK BY:
-

SCALE:
1/4"=1'-0"





**14.5 Sq Ft Of Total Signage - 22 Sq Ft Permitted
with 44 Linear Feet Street Frontage/ 2 Tenants**

Proposed Front Elevation - Alternate Option "B" With Sq Ft

PROJECT
Felice Restaurant

LOCATION
38 Main Street
Westport CT

DATE
11.05.2025
Application

DWG BY
SK

DWG NO
9

PROJECT NO:
2502

CHK BY:
-

SCALE:
1/4"=1'-0"





Proposed Rear Elevation

PROJECT
Felice Restaurant

LOCATION
38 Main Street
Westport CT

DATE
11.05.2025
Application

DWG BY
SK

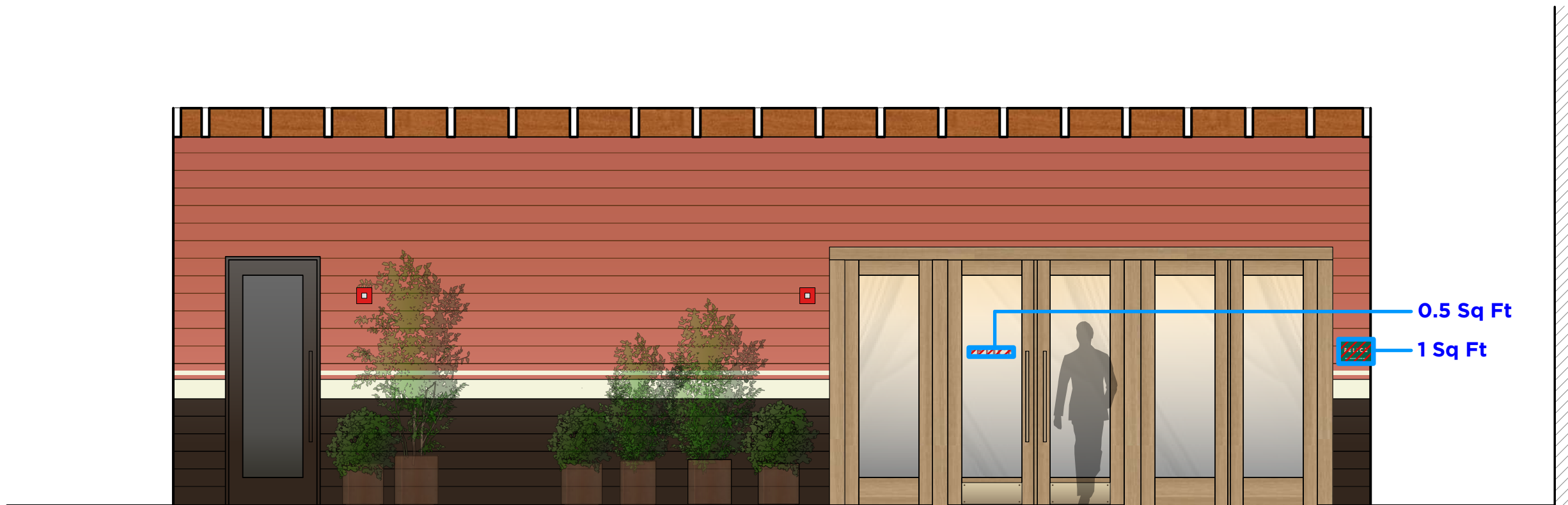
DWG NO
10

PROJECT NO:
2502

CHK BY:
-

SCALE:
1/4"=1'-0"





1.5 Sq Ft Of Total Rear Signage - 2 Sq Ft Permitted

Proposed Rear Elevation With Sq Ft

PROJECT
Felice Restaurant

LOCATION
 38 Main Street
 Westport CT

DATE
 11.05.2025
 Application

DWG BY
 SK

DWG NO
 11

PROJECT NO:
 2502

CHK BY:
 -

SCALE:
 1/4"=1'-0"





Front Awning Color

PROJECT
Felice Restaurant

LOCATION
38 Main Street
Westport CT

DATE
11.05.2025
Application

DWG BY
SK

DWG NO
12

PROJECT NO:
2502

CHK BY:
-

SCALE:
1/4"=1'-0"



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):

<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding
<input type="checkbox"/> Fieldstone	<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	<input type="checkbox"/> Aluminum Siding
<input type="checkbox"/> Concrete (Type _____)	<input type="checkbox"/> Cut Stone (Type _____)	<input type="checkbox"/> 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

38 Main Street, Westport, CT

Architectural Description

It is a two-story commercial building with a flat roof ca. 2020. A projecting pressed metal cornice extends along the roofline and includes large dentils set above a flat band of trim. The openings on the upper story are unevenly spaced with a pair of 2/2 double hung sash windows set into metal frames on the northern openings and a run of four narrower windows on the southern opening. The same arrangement of openings is found below with the main entrance to the building found in the recessed northern bay. It includes a central stairway. The larger opening to the south includes a glass and metal framed door with a full-height sidelight flanked by large, plate-glass windows. The space in between the windows is fitted with shiplap wood planks. The same treatment is used on the second story.



View East