

Westport Historical Commission
Meeting of Nov. 7, 2022
At Town Hall Annex

Present were Commission Chair Rud Lawrence (RL) and members Caroline Bolter (CB), Bill Kendall (BK), Beverly Schuch (BS), Michael Walden (MW), and Henry Swan (HS).

The meeting was called to order by Chair at 6:03 p.m.

Minutes: The minutes of the Oct. 3, 2022 meeting were reviewed.

MOTION by CB to accept the minutes of the Oct. 3, 2022 meeting as presented. Seconded by BK. The motion passed on a 6-0 vote.

Treasurer's Report: None.

6:05 P.M. - **Public Hearings** for Certificates of Appropriateness for 1980 Main Rd. - Replacement of front door; 1978 Main Rd. - Replacing windows and cedar shingle siding.

1980 Main Road: Marina Faley and contractor Mark Maher were present to discuss the Certificate of Appropriateness application for the replacement of the wooden front door. The contractor indicated the Precision Series type wood or fiberglass door being proposed would be custom fabricated by Horner Millworks to match the existing door. BK noted the proposed door would be similar to the existing door, but did not have the correct proportions for the period. The vice chair mentioned the Simpson wooden door or the Classic Craft wooden door as examples of the correct proportions for that period. The contract offered to amend the application to note that Simpson or Classic Craft wood or fiberglass doors in the correct component proportions would be used for the replacement project.

MOTION by BS to approve the Certificate of Appropriateness for the plans as amended for 1980 Main Road. Second by BK. The motion passed on a 6-0 vote. BS volunteered to serve as Commission monitor.

1978 Main Road: Contractor Mark Maher was representing the owner of 1978 Main Road, a circa 1920 cottage where the replacement of wooden windows and cedar shingle siding was proposed. The contractor indicated the two front-facing windows would be replaced with Kolbe & Kolbe Heritage Series wooden windows. BK suggested the proposed sash were not an authentic style, comparing the proposed window components to those of a BROSCO window with correct proportions. He noted that Pella, Marvin, and Boston Sash also make replacement windows with the correct proportions for the period.

MOTION by BS to approve the Certificate of Appropriateness for the plans submitted for 1978 Main Road, allowing use of the Kolbe & Kolbe windows as proposed. Seconded by MW. The motion failed on a 3-3 vote; BS, MW and CB in favor, and HS, BK, and RL opposed.

After some discussion of alternative window manufacturers and their products, the contractor asked to amend the application to specify the use of Anderson 400 Series windows with simulated divided lights.

MOTION by BS to approve the Certificate of Appropriateness for 1978 Main Road based on the amended application specifying use of Anderson 400 Series windows as noted. Second by MW. The motion passed on a 6-0 vote. BS and MW volunteered to serve as monitors for the project.

General Business:

1. Monitor's Reports: BS noted that the owner of 31 Cape Bial Lane requested a change of color for the window trim boards; owner was advised to so amend the project application with the new color selection.

2. Certificates of Non-Applicability: CB reported that certificates had been issued for projects at 1815 Main Road (shingle replacement) and 1959 Main Road (roof replacement).

3. New Business: The Chair welcomed architect Matt Doyle for preliminary discussions of plans for a proposed 24 x 24 foot addition to 2043 Main Road, a small Cape with shed dormers built circa 1927. The addition would be to the rear of the house, with a pergola and outside sitting area included in the preliminary plans shown. BS asked for details on the square footage, and was told the existing structure is 24 by 30 feet. BK raised the issue of flood plain limitations, and was told the limitations did not apply if the addition was not ruled a "substantial improvement" over the existing structure. Mr. Doyle suggested that the proposed addition would not add more than 50 percent to the home's value. BS believed the proposed addition was not appropriate for the house; HS agreed it was too large, and would destroy the character of the existing structure. During discussions, BK noted the presence of similar large additions on the back of other neighborhood homes, and offered design alternatives that might lower the roof line of the addition and reduce the overall footprint. The Chair added the option of raising the roof line of the existing structure to shift to a saltbox design. The architect and a consulting engineer agreed to discuss the Commission's feedback with their client, and return with a revised plan.

Member input included BS' request to the Mass. Historical Commission for information on handling proposals for solar panels on historic properties. The Chair noted that the Nantucket Historical Commission's guidelines on solar panel proposals are available on that commission's web page.

Adjournment: CB made a motion to adjourn the meeting at 7:29 p.m. The motion was seconded by BS and passed on a 6-0 vote.

Approved Date: 12/5/22