

Westport Historical Commission

Meeting of Dec. 3, 2018

Chair Rud Lawrence opened the meeting in the basement meeting room at Town Hall at 6 p.m.

Present: Members Henry Swan (HS), Caroline Bolter (CB), Janet Jones (JJ), Geraldine Millham (GM), Bill Kendall (BK); Chair Rud Lawrence (RL), Michael Walden (MW); Alternates David Paddock (DP), Beverly Schuch (BS), Garrett Stuck (GS).

Others In Attendance: Westport Historical Society Director Jenny O'Neill and Vice President Yvonne Barr; Community Preservation Committee Chair Betty Slade; Town Administrator Tim King; WRWA representative Charlie Appleton.

Minutes: The minutes of the Nov. 5, 2018 meeting were reviewed, with BK making a motion to approve the minutes as amended, seconded by JJ; the vote was 5-0-2 in favor, with HS and GS abstaining.

Treasurer's Report: GM presented an update on commission accounts and financial activity dated 11/29/18. JJ made a motion to accept the report, seconded by BK; the vote was unanimous, 7-0.

Guests & Presentations

1. Point Parking Plan: Town Administrator Tim King advised the commission that the Board of Selectmen is seeking to produce a plan addressing parking issues at Westport Point; he noted some property lines have been altered or lost over the years, raising questions about land ownership and access to certain parcels, including the town landing. Selectmen wish to identify current boundary lines and begin developing a plan for confirmed parking areas and access points; they will be seeking \$11,500 from the Community Preservation Committee to hire a surveyor, research deeds, and produce a map of the neighborhood to be used to revise the public parking plan for the Point. GM requested that copies of the deed searches and the updated map be provided to the commission for its records, as the project would add significant information to the WHC's survey in the Westport Point Historic District. GM made a motion to support the use of CPA historic preservation funds for the project. Motion seconded by DP, and approved 7-0.

2. WRWA Update on Head Garage: Westport River Watershed Alliance project manager Charlie Appleton met with the commission for an update on plans for the Head Garage, noting a change to pre-manufactured solid wood doors clad in aluminum for the north and south sides of the building. GM questioned the use of cinderblock fill around the door openings; Mr. Appleton agreed to cover the fill-ins with AZEK trim that would not contrast with the granite block exterior. There was considerable discussion of door sizes on the north face, and the number of doors; Mr. Appleton said he would review the number of doors and sizes with the architect and return with a decision. GM made a motion to approve the door styles and materials, and recommend a three-door design for the north face; seconded by BK, the vote was unanimous, 7-0.

3. Westport Historical Society Update: WHS Executive Director Jenny O'Neill and Vice President Yvonne Barr were in attendance to make a report on the Bell School project, to consist of two elements – some foundation repairs, and a new roof and belfry – and the planned replacement of the Handy House asphalt roof with red cedar shingles. BK made a motion to recommend approval of all three projects, seconded by JJ, and approved on a 7-0 vote.

4. Army Corps of Engineers Request: The Corps is seeking input from town departments on plans to clear debris from under Hix Bridge, and restore aquatic resources. There being no expected impact on historical resources, there was general agreement that no response from the commission was needed.

GENERAL BUSINESS

1. Monitors Reports: CB updated the commission on the following sites – 1871 Main Road, DiNatale deck nearly finished; 1881 Main Road, Ferrari, no work taking place; 1903 Main Road, Newcomer House renovations are finished; 1994 Main Road, Brewer, railings installed. At 1878 C Main Road, Pinet, CB reported receipt of a Nov. 23 letter seeking installation of a generator on the east side and a stove vent on west side; HS assigned to make site visit, request drawing of stovepipe location if visible from a public way, and schedule a hearing if necessary. GM made a motion to overrule the certificate on non-applicability for the change of trim color, it not being “like for like” replacement, and schedule a hearing for a certificate of appropriateness; seconded by BK, the vote was 7-0.

2. Certificates of Non-Applicability: Mark and Katrina Strozick, 6 Windward Way, for proposed window replacement project.

3. New Business: MW made a report on the Wolf Pit School, noting that while the town paid for restoration work, the property is owned by three individuals and there is a week’s notice required for visiting the site. He indicated that the commission must approve any repairs or renovations, and the sale of the property would also require commission approval. GM provided the preservation restriction agreement between the town and the owners, to be monitored by the commission, and noted it calls for the owners to maintain the property. BK suggested that the commission do a title search, and seek CPA funding for that purpose, in order to identify what town land is nearby, part of an old public road. GS suggested the commission make a formal request to the owners to visit the site and inspect the condition of the building; GS and MW appointed to make those arrangements with owners.

ADJOURNMENT: HS made a motion at 7:35 p.m. to adjourn the meeting, seconded by BK. The vote was unanimous, 7-0.

ATTACHMENTS: Treasurer’s report; WHS proposal for Bell School roof and belfry.

Approved 1/7/19

MEETING
NOTICE

WESTPORT HISTORICAL
COMMISSION

MONDAY
December 3, 2018
6:00 PM

TOWN HALL BASEMENT
816 MAIN ROAD

GENERAL MEETING

SIGNATURE

AGENDA

6:00 PM
Minutes of November 5, 2018
Treasurer's Report

Review of additional changes proposed by the WRWA to the Head Garage

Review of projects proposed by the Westport Historical Society at the Bell School and the Handy House

Review of historic preservation projects on the CPC agenda for December 13, 2018

Review of Army Corps of Engineers alternatives to restore estuarine aquatic resources on the East Branch of the Westport River

General Business

1. Monitors' reports
2. Certificates of non-applicability
3. New business

Next meeting – January 7, 2019

Rud Lawrence
Chair

DATE/TIME
RECEIVED BY
TOWN CLERK

TOWN CLERK

WESTPORT HISTORICAL COMMISSION



WESTPORT, MASSACHUSETTS

12.3.18

WESTPORT HISTORICAL COMMISSION TREASURER'S REPORT AS OF 11.29.18

The WHC's General Expense account balance total to date is \$962.25

01-x-600-691-5100-5106 clerk, PT \$0

01-x-600-691-5700-5305 advertising \$168.50

01-x-600-691-5700-5342 postage \$

01-x-600-691-5700-5420 office supplies \$25

01-x-600-691-5700-5421 printing expenses \$200

01-x-600-691-5700-5311 professional services \$568.75

the WHC Revenue account balance to date is \$50

01-x-015-691-4320-4031

the WHC Trust account balance to date is \$16,141.46

82-x-901-499-2370-5700

the Town Farm Expense account balance to date is \$1,500

1-x-100-198-5700-5781

the Town Farm Trust account balance to date is \$8,393.80

82-x-3291-2344

the Wolf Pit School Trust account balance to date is \$7,043.37

82-x-3291-2380

Geraldine Millham
Treasurer WHC

Westport Historical Society proposal for Bell School bell tower and roof preservation

Originally erected in 1841, the bell tower was substantially rebuilt in 1976 when the Westport Historical Society accepted the donation of the building from the Westport Public Library Association. A recent inspection revealed that the original structural fabric of vertical posts and connecting beams remains and is structurally sound. However for the exterior woodwork the 1976 repair campaign used inexpensive and inappropriate materials from the standpoint of the accepted preservation guidelines for such work. Thus the 1976 exterior sheathing, which is also the painted finished sheathing, was fir plywood rather than the original horizontal softwood boarding. The applied trim of pine also has exceeded its useful life. The substitution of plywood was also poor choice from both a maintenance and a visual standpoint as it always looked like painted plywood and did not hold paint well. In addition, the 1976 renovation omitted one trim detail at the top of the tower as can be seen in the images (below) from the late 19th C. and 2016.

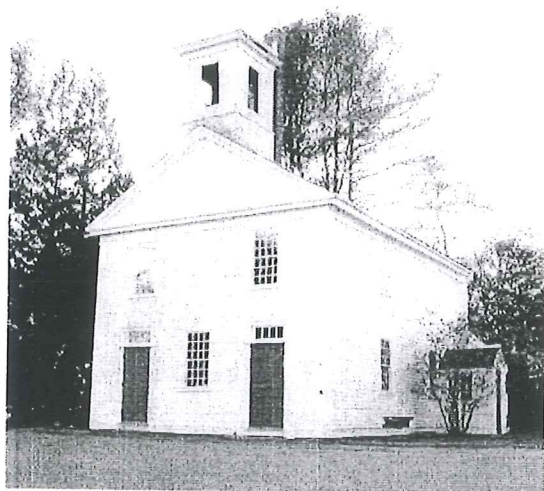
This project also includes the replacement of the roof with cedar shingles, repairs to thresholds, gutters and includes an allowance for miscellaneous repairs to the exterior.

Scope of work:

The proposal seeks to restore the bell tower using materials that are appropriate to the originals and that are consistent with current preservation practices. By adding the trim feature that is shown in earlier photographs the restoration work will result in a more appropriate and historically accurate appearance.

The proposed work includes:

- 1) A photographic record of existing external and internal conditions and following completion of the work a photographic record of all work undertaken.
- 2) A brief written narrative describing the scope of the preservation work.
- 3) Removal of existing plywood sheathing and re-sheathing with appropriate softwood horizontal boarding and restoration of original trim details;
- 4) Replacement of missing original parapet;
- 5) Structural repair of cracked beam supporting the bronze bell;
- 6) Re-flashing and waterproofing as needed;
- 7) Painting.
- 8) Roof: Replace with Alaskan yellow cedar shingles or red cedar shingles
- 9) Gutters, repair or replace
- 10) Thresholds replace
- 11) Miscellaneous repairs to the exterior



Westport Historical Society proposal for the Bell School foundation and sills

Existing conditions to be addressed by this work include the deterioration of timber sills, with bowing of the exterior walls outward at the sill line, movement of the first floor flooring and wall trim outward and downward as the sills have bowed, rotated downward and sagged.

Scope of work for foundation and sills

Sill removal to be completed in sections, installing appropriate shoring and support as necessary.

Remove and set aside existing interior wood flooring as required to access and remove rotted sill plate.

Existing wood studs to remain.

Remove and set aside existing water table trim, clapboards and sheathing boards as required to expose existing wood studs, sill plate etc.

Existing solid concrete masonry units to be repaired, reset and repointed as needed.

Existing stone veneer to remain, repair and repoint as necessary.

Floor framing and foundation repairs

Simpson LSTA24 coil strap secured to concrete masonry units and floor joists at plus/minus 32 in. O.C.

5 .5 in. LVL (laminated veneer lumber) sistered to existing joists at plus/minus 32 in. O.C. using 2 rows timber lock screws @ 6 in. O.C.

Reinstall salvaged flooring.

New p.t. 2 x 4 or 2 x 6 wall plate secured to each existing stud.

New p.t. 2 x 6 rim joist secured to the ends of floor joists.

New cantilevered floor joist extension Simpson twist strap.

2 coats bituminous dampproofing to exposed portion of foundation.

Replace existing sill along front of building with new pressure treated sill of identical dimensions as existing sill.

Scrape and prepare all existing basement steel posts to receive new paint.

Perimeter drainage bed:

Perforated PVC drainage pipe wrapped in filter fabric pitched to drain to dry well off site.

Back fill with clean soil washed stone drainage bed weed barrier fabric.

Finish details

Reinstall salvaged clapboards and water table trim as required, replace rotted or irreparable pieces with like materials, size and detailing.

Westport Historical Society

Proposal for replacement of the Handy House roof

The Cadman-White-Handy House, built c.1712, is one of the most significant historic structures of the Southcoast region and is one of Westport's most visible historic landmarks. In 1994 it was accepted as an individual property on the National Register of Historic Places.

The visual authenticity of the Handy House is weakened by the existing modern asphalt roof which was installed in the 1990's. This roof is nearing the end of its expected lifespan, and the historical society proposes to replace this roof with the more historically accurate cedar shingles. This will transform the appearance and visual impact of the Handy House exterior.

Scope of proposed work for 2300 sq. ft. roof:

- Strip existing asphalt roof shingles / disposal
- Repair and prep. roof boards as needed
- Rebuild roof hatch and curbing
- Re-flash roof hatch and chimney with lead flashing
- Shingle roof using 30# roof felt / cedar breather / stainless steel ring shank nails / western red cedar shingles or Alaskan yellow cedar shingles
- Install ridge boards as needed
- Clean up



WHC RECOMMENDATION

COMMUNITY PRESERVATION ACT FUNDING

HISTORIC PRESERVATION: PRESERVATION, REHABILITATION, RESTORATION, ACQUISITION

The Westport Historical Commission has met on the following application for Historic Preservation Funding through the Community Preservation Act and have the following recommendations for the Westport CPC:

DATE

12.3.18

APPLICANT(S)

Selectmen and the Town of Westport

Tim King, Town Administrator presented for the Town

PROJECT TITLES

Clarification of the layout of property ownership at the end of Main Road in Westport Point.

BRIEF DISCRIPTION OF PROJECT

A request for \$11,500 for a survey and deed searches the land at the southern most end of Main Road to clarify the ownership and the property lines of this area in order to better lay out parking areas, improve vehicle circulation, and maintain historic preservation.

WHC RECOMMENDATION

The WHC voted unanimously to support this project as it would add significant information to the WHC survey of the Westport Point Historic District.

WHC CHAIR SIGNATURE

A handwritten signature in cursive script that reads "Rud Lawrence".

Rud Lawrence

DATE RECEIVED BY CPC



WHC RECOMMENDATION

COMMUNITY PRESERVATION ACT FUNDING

HISTORIC PRESERVATION: PRESERVATION, REHABILITATION, RESTORATION, ACQUISITION

The Westport Historical Commission has met on the following application for Historic Preservation Funding through the Community Preservation Act and have the following recommendations for the Westport CPC:

DATE

12.3.18

APPLICANT(S)

Westport Historical Society

Yvonne Barr presented for WHS

PROJECT TITLES

1. Bell School Sill Repair and Foundation Work
2. Bell School Tower Replacement and Preservation
3. Handy House Roof Replacement with Cedar Shingles

BRIEF DISCRIPTION OF PROJECT

1. Sills: Existing solid masonry to be repaired, reset and repointed as needed. Stone foundation veneer to be repaired and repointed as necessary. Sill replacement with dimensional lumber where necessary. Replacement or repair of sill plate. See Gregory Jones - Architect plan dated 11.8.18.
2. Tower: Restore existing bell tower with appropriate materials and trim. Replace asphalt tower roof with cedar shingles.
3. Handy House Roof: Replace existing asphalt roof with either red cedar or Alaskan yellow cedar shingles. Repair roof sheathing where needed with similar boards. Rebuild roof hatch.

WHC RECOMMENDATION

The WHC voted unanimously to support these 3 projects.

WHC CHAIR SIGNATURE


Rud Lawrence

DATE RECEIVED BY CPC



WHC RECOMMENDATION

COMMUNITY PRESERVATION ACT FUNDING

HISTORIC PRESERVATION: PRESERVATION, REHABILITATION, RESTORATION, ACQUISITION

The Westport Historical Commission has met on the following application for Historic Preservation Funding through the Community Preservation Act and have the following recommendations for the Westport CPC:

DATE

12.3.18

APPLICANT(S)

Westport River Watershed Alliance
Charlie Appleton presented for WRWA

PROJECT TITLE

Head Garage, WRWA River Center, north doorway

BRIEF DESCRIPTION OF PROJECT

With the first floor of the garage being raised 18" there will be stairs leading up to the north doorway. The doors will be Kolbe brand French doors, aluminum clad over wood, with insulated glass and simulated divided lights. The WHC recommended having the doorway fill the opening between the granite stones by changing the arrangement of the doors from 2 to 3, with the operating door in the middle and two narrower doors to either side.

WHC RECOMMENDATION

The WHC recommends that the CPC approve the WRWA's revised north doorway plans for the building.

VOTE

The vote was unanimous.

WHC CHAIR SIGNATURE


Rud Lawrence

DATE RECEIVED BY CPC

