

**Westport Historical Commission  
May 22, 2023 Meeting  
at Town Hall Annex**

Present were Commission Chair Rud Lawrence (RL), members Caroline Bolter (CB), Beverly Schuch (BS), Garrett Stuck (GS), and Deborah Ciolfi (DC).

1. The meeting was called to order by the chair at 6 p.m. with the above members present.
2. Minutes: The March 6, 2023 meeting minutes were reviewed. CB made a motion to approve the minutes as presented, seconded by GS; the motion passed on a 5-0 vote.
3. Treasurer's Report: GS presented a financial report as of May 1, noting that the Town Farm expense account had been supplemented by a transfer of town funds. He also indicated that spending was over budget in some accounts, and asked for guidance on how to handle the matter. CB made a motion to accept the financial report, seconded by DC. The motion passed on a 5-0 vote.

6:05 p.m. Public Hearing on Certificate of Appropriateness for 2034 Main Road – S and E windows, an expanded E porch, and an E Terrace. Applicant Jeffrey Wade reviewed the plans for Pella window and door replacement components, and the expanded porch and terrace area. He indicated an existing wooden bulkhead would be replaced with a hidden metal bulkhead, and showed photos illustrating the existing windows and doors. Mr. Wade answered a number of questions from members about the shingles and porch plans, and the commission received one question from an abutter. BS made a motion to approve the Certificate of Appropriateness for 2034 Main Road based on the plans submitted. Second by DC. The motion passed on a 5-0 vote. BS and DC volunteered to serve as the monitors.

6:10 p.m. Public Hearing on Certificate of Appropriateness for 2040 Main Road – Raising the house 1 foot, removing the chimney, replacing the roof and gutters, adding a deck, and other repairs and replacements. Architect Christopher Wise reviewed the plans submitted by client David Joncas for renovations to the 18<sup>th</sup> century home, and detailed 19<sup>th</sup> century renovations such as doors and windows. The owner is proposing to raise the house one foot for better flood protection, putting stone facing on a new founding. On the south side, the plan is to restore the antique windows; on the east side, two reproduction windows and the restoration of the gable window is proposed. A new door and five replacement windows are also proposed for the south side; the addition of a dormer is also proposed.

Public input began with Main Road resident Sharon Connors suggesting that the proposed French doors were not appropriate for the historic district; Mr. Wise countered that such windows are in common use in the district. Bill Hunt of 2039 Main Road offered his opinion that the historic home should not be altered by added dormers. He also suggested that the cedar shingles on the roof be kept, and not replaced with asphalt shingles. Main Road resident Jeffrey Wade noted that the Commission has denied dormer additions in the past, and urged that the original appearance not be drastically altered. He had no objection to raising the height of the house. Owner David Joncas offered some details on the grading plans. GS expressed an opinion that the doors on the east side were not appropriate; BS agreed that the doors and dormers were not appropriate changes. Mr. Wise requested a continuance of the hearing so that the plans could be revised with a restored chimney and deleted dormers. DC made a motion to continue the public hearing to the next Commission meeting on June 12. Second by CB. The motion passed on a 4-1 vote, with BS opposed.

6:20 p.m. Public Hearing on Certificate of Appropriateness for 2038 Main Road – Demolition of current additions at the rear (E side) of the housing, and replacing them with a substantial new two-story addition. Architect Christopher Wise represented the owner, reviewing plans to demolish the rear additions and rebuild a two-story addition with Pella windows and all architectural trim details to match the existing structure. The addition would add 38 percent more space to the existing footprint, and expand the living space by 46 percent. Main Road resident Bill Hunt urged the owner and Commission to maintain the visual integrity of the historic home. Main Road resident Jeffrey Wade showed a simulated view of the proposed addition, adding a considerable structural mass overlooking his property. Owner David Joncas suggested that the added 2,900 square feet would be a typical “median” sized addition for that neighborhood. He said he had eliminated dormers and scaled back the size of the addition in response to Commission and public input. There was considerable discussion between the owner, abutters, and architect about the scope of the plans; GS and other members agreed that the scope of the addition was still too large. The owner and architect asked the Commission for some specific recommendations for further revisions; suggestions included a reduced roof height for the addition, possibly making it a one-story addition with less square footage. It was agreed to seek a continuance of the hearing for further revisions to the plans. GS made a motion to continue the public hearing for 2038 Main Road until the next Commission meeting on June 12. Second by CB. The motion passed on a 5-0 vote.

6:20 p.m. Public Hearing on Certificate of Appropriateness for 7 Windward Way – Addition of new two-car garage and loft at the West end of the existing one-story house. Architect Christopher Wise reviewed plans to add a 24 foot by 27 foot two-car garage and storage loft to the west end of the house. He suggested that the addition would be barely visible from Main Road, and visible from the river. White cedar shingles are proposed to match the current exterior. There were no abutter comments, and no issues of concern from Commission members. BS made a motion to approve the Certificate of Appropriateness for 7 Windward Way based on the submitted plans. Second by GS. The motion passed on a 5-0 vote. After the hearing, the unidentified owner of 7 Windward Way indicated she had not been properly notified in writing of the hearing time and date.

#### General Business

1. Monitor’s Reports: None.

2. Applications for Certificates of Non-Applicability: CB reported certificates issued for 1945 Main Road roof replacement; 1885 B Main Road, replacement of rear French doors, like for like; 1977 Main Road, replacement of rear wooden deck, like for like.

3. New Business: GS noted that Community Preservation Act historic preservation funds could be used for a survey of Westport Point which would be needed to file an “area application” for the historic sites inventory list. GS made a motion to hire a consultant to conduct the survey of the Westport Point neighborhood as needed for a historic neighborhood application. Second by BS. The motion passed on a 5-0 vote.

DC noted that the solar panel subcommittee had invited a solar shingle company representative to come to a future meeting.

4. Adjournment: GS made a motion to adjourn the meeting at 8:20 p.m. The motion was seconded by BS and passed on a 5-0 vote.