

**Westport Historical Commission  
Virtual Meeting of May 3, 2021  
Google Meet (yns-jqan-hhq for all online meetings)**

Participating were Commission Chair Rud Lawrence (RL) and members Caroline Bolter (CB), Michael Walden (MW), Bill Kendall (BK), Janet Jones (JJ), Beverly Schuch (BS), Henry Swan (HS), and Garrett Stuck (GS).

The meeting was called to order by Chair at 6:00 p.m. with the above members participating.

Minutes: The April 5, 2021 meeting minutes were reviewed. CB made a motion to approve the minutes with a correction of the address of Item #5 to 2065 Main Road. Seconded by JJ; the motion passed on a 6-0 roll call vote – CB aye; JJ aye; BK aye; RL aye; MW aye; GS aye.

General Business: Treasurer's Report: None.

1. Monitor's Reports: None.

2. Certificates of Non-Applicability: None

3. New Business: BK inquired about the progress of the cell tower application for a site on Drift Road, and was told that the public hearing is continuing. He also reported the Grist Mill on Adamsville Road is for sale, and Betty Slade would like to discuss that news with the commission at the next meeting.

6:05 p.m. Public Hearing: 2038 Main Road. Certificate of Appropriateness requested by realtor Robert Branca for RLB Realty Trust, proposing re-aligning south side entrance slider with the rear wall, the installation of replica sliding door, stoop and patio repair, shingle replacements. HS made a motion to approve the certificate based on plans shown, seconded by GS; the motion passed on a 7-0 roll call vote. CB aye; JJ aye; BK aye; RL aye; HS aye; MW aye; GS aye. Monitors – HS, GS.

6:15 p.m. Preliminary review: 2004 Main Road. Architect Ashley Sparks represented owners Steve Cohen and Darlene Sheehan, proposing to demolish the existing structure and build a new house on the same location. Ms. Sparks indicated that the plan is to use the same 2,000 square foot foundation footprint, but add a full second floor and new covered deck; traditional building materials are to be used, with Pella Architecture Series windows proposed for the project. JJ asked why the circa 1892 structure could not be saved, and was to be torn down; Mr. Cohen noted the house is actually a barn that was converted into a cottage sometime in the 1920s, and is in poor condition throughout. BK asked that the historical inventory data be reviewed at the next meeting; RL wanted to see a side elevation comparison of the existing house and proposed two-story structure; CB suggested the barn doors could be saved and re-used in the new building.

BK noted that on the site visit, it was assumed the owners were planning to repair and renovate, not demolish and rebuild. Mr. Cohen said the building was falling apart, and repairs and upgrades would be more expensive in the long run, so plans shifted to a rebuilding project. He felt the cottage is a former outbuilding, and not historically significant. It was noted that the existing footprint is 1,330 square feet, and another 735 square feet is proposed for the second floor, for a total of 2,065 square feet. GS argued that the cottage is an historic structure that fits the current landscape; he is concerned about the scale and height of the new home, and the potential impact on the sight lines of neighboring properties. GS also suggested he garage space is not typical for the long narrow lots at the Point, and the garage space could be converted to living space to reduce the size of the building; the owners agreed to consider that option. After reiterating his claim that the building could not be saved, Mr. Cohen requested a straw poll

to see whether the applicants might be allowed to demolish the existing building. Some committee members said yes, some said no, and others said yes, but that every effort should be made to save as much of the building as possible. It was decided that a site visit would be held on Friday, and the application revisited at the next meeting.

6:25 p.m. Preliminary review, 863 Sodom Road. Max MacEachern, representing owner Ryan Wagener, presented plans to pick up, rotate, and re-set the house on a new foundation. A rear shed dormer addition is also proposed. The architect's evaluation indicates the windows are circa 1960s replacements; a front dormer was originally proposed, but now withdrawn from plans. RL and BK were hopeful that the cut granite foundation blocks could be saved and reused, and sought assurances that the wall heights would be maintained. The architect promised to investigate the possible use of granite veneer on the new foundation, and to return with revised plans.

8. Adjournment: With no other business on the agenda, CB made a motion to adjourn the meeting at 6:55 p.m. The motion was seconded by JJ and passed on a 7-0 roll call vote – CB aye; JJ aye; BK aye; HS aye; MW aye; GS aye.

Approved: 6/7/21 as amended