

**Westport Historical Commission
Meeting of June 6, 2022
At Town Hall Annex**

Present were Commission Chair Rud Lawrence (RL) and members Caroline Bolter (CB), Bill Kendall (BK), Beverly Schuch (BS), and Garrett Stuck (GS).

The meeting was called to order by Chair at 6:00 p.m.

Minutes: The minutes of the May 2, 2022 meeting were reviewed. GS an amendment to the discussion of the grist mill: Delete sentence beginning "He noted that the property is for sale..." Second sentence should read: The 30-year deed restriction was filed on Feb. 5, 2018.

MOTION by BK to accept the minutes of the May 2, 2022 meeting with those amendments. Seconded by CB. The motion passed on a 5-0 vote.

General Business: Treasurer's Report: Presented by GS, as attached.

1. Monitor's Reports: None.
2. Certificates of Non-Applicability: CB reported certificates issued to Mary Kennedy, 1831 Main Road, for gutter replacement; and to Betty Slade, 2037 Main Road, for roof replacement (cedar to asphalt).
3. New Business: None

6:05 p.m. Public Hearing: 31 Cape Bial Lane. Certificate of Appropriateness requested by new owner, Deborah Ciolfi, present with husband and son. She noted that the family has been visiting Westport in the summers for 39 years, and recently purchased this property. They are seeking to renovate and construct additions to make it a year-round, fully accessible home. Architect Sean Harris presented detailed drawings of the proposed work, including making a second bedroom on the first floor with the garage space; adding a screen porch on the back; expanding kitchen space; improving accessibility at both entrances; replacing 12 over 12 wooden windows with 6 over 6 replacement windows; and replacing two doors. There will be a slight lowering of the main roof line and replacement of stairs to second floor deck. BK noted that the proposed front door was not historically accurate for a Colonial Revival home, and proposed a Simpson Co. six raised panel door be substituted in the plans. After some discussion, the owners agreed to switch the proposed Marvin Signature series replacement windows with the more historically accurate Marvin Elevate windows. The owner presented letters of support from all near neighbors, and one resident of the neighborhood also voiced his support for the renovations and improvements proposed.

MOTION by BK to approve the Certificate of Appropriateness, subject to the agreed upon changes in door and window models, as noted on the revised plan. Seconded by CB. The motion passed on a 5-0 vote. Volunteer Monitors – BS, GS.

6:15 p.m. Public Hearing: 2050 Main Road. Contractor David Hebert was present, representing client Robert Triggs ?, seeking Certificate of Appropriateness for repairs to rotting deck, and the addition of exterior stairs. Members indicated the house and deck were visible from both Main Road and the river, and within Commission jurisdiction to review. Abutter Dorothy Paull expressed her approval of the proposed repairs and improvements.

MOTION by BK to approve the Certificate of Appropriateness based on the plans submitted. Second by CB. The motion passed on a 5-0 vote.

Discussion – CPC Chair Betty Slade and David Cole were present to discuss various matters of interest to the Commission. Ms. Slade gave some details on the town cemetery information website (westportmacemetery.org), listing all 103 identified burial grounds in Westport. She is seeking \$1,500 in Community Preservation Act (CPA) funding to modify Assessors records and GIS maps to clearly mark cemetery sites; parcels where historic inventory properties are located will also be electronically flagged as part of the project. A gravestone repair and cleaning effort continues.

On the subject of the grist mill, Ms. Slade noted the town-held restriction is a time-limited deed restriction, and not a permanent historic preservation restriction. She feels that CPA funds could be requested to prepare a historic preservation restriction for the property, and has secured the services of an attorney specializing in such work. She indicated that the Historical Society is also seeking an historic preservation restriction for the Bell School, in the process of being rehabbed and repaired with a \$350,000 CPA grant award and other private funding. The restriction, to be monitored by the Historical Commission, will be limited to jurisdiction over external changes to the building. RL asked that final plans for the repair project be supplied to the Commission for review and use in monitoring activities. BK felt that the Commission should also have the ability to review interior changes, as that also has historical significance in many cases; Ms. Slade said CPA funds were being used only for exterior work, thus limiting Commission jurisdiction to exterior changes.

Ms. Slade also cited issues with the 2010 historic preservation restriction for the Handy House; the legal specialist will also look at the 2010 document and suggest updates and changes to improve the protection for the property. She indicated that the Historical Commission could provide input to the attorney, Eric Dray, preparing the new restrictions. She also noted the problem of the wrong location on Drift Road being identified on the National Register as the home of Paul Cuffe; the merchant's actual four-acre homestead has now been positively identified. Mr. Cole suggested that the Commission should request that the National Park Service remove the incorrect site designation, and apply for the correct site to be placed on the Register of Historic Places, and properly identified with a roadside sign.

MOTION by BS to authorize Betty Slade and David Cole to apply to the National Park Service on behalf of the Historical Commission, seeking to remove the currently identified Cuffe home site from the National Register, and file an application to have 1504 Drift Road properly identified as the Cuffe home site. Second by BK. The motion passed on a 5-0 vote.

Discussion moved to the Wolf Pit School preservation restriction. Ms. Slade indicated that the building owner has not responded to town efforts to visit the site or to enforce the preservation restriction. She suggested the building needs maintenance work, but the town is unable to access the site as called for in the restriction. The school sits on town land, but the building is privately owned. GS noted the Commission has access rights with seven days' notice, but has been unable to arrange access with the owner; he feels a formal written request should be filed and legal action investigated if there is no response; Ms. Slade agreed the access issue needs to be resolved, and the preservation restriction should be reviewed by legal counsel.

8. Adjournment: With no other business on the agenda, BS made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by BK and passed on a 5-0 vote.

Approved: 10/3/22