

**MINUTES  
TOWN OF TOPSHAM  
HISTORIC DISTRICT COMMISSION MEETING  
MUNICIPAL BUILDING, 100 MAIN STREET  
WEDNESDAY, NOVEMBER 9, 2022, 6:00 P.M.**

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A meeting of the Topsham Historic District Commission was held on Wednesday, November 14, 2022 in the Donald A. Russell meeting room in the Municipal Building at 100 Main Street.

**1. CALL TO ORDER** – Chairman Smart called the meeting to order at 6:15 p.m.

Those in attendance included: Gary Smart  
Andrew Munsey

Member(s) Absent: Wayne Davis, Peter Davison and John Graham.

Staff in attendance: Codes Enforcement Officer, Tom Lister.

The meeting was late in starting as there was not a quorum present. Mr. Graham was excused due to illness. A telephone call was made to Mr. Davis who could not be present in person but said he would be able to attend via speaker phone. Therefore, the meeting began at 6:15 with a quorum present.

**2. MINUTES - APPROVAL OF THE MINUTES OF THE SEPTEMBER 14, 2022 MEETING**

Motion was made by Mr. Munsey, seconded by Chair Smart, and it was unanimously (of those present)

**VOTED**

To approve the minutes of the September 14, 2022 meeting as written.

**3. CERTIFICATE OF APPROPRIATENESS APPLICATION**

**BRUCE VAN NOTE HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION TO DEMOLISH AND REBUILD A GARAGE AT 15 ELM STREET, IDENTIFIED BY TAX MAP U06, LOT 15**

Chair Smart read aloud the agenda item. This is a contributing property based on the Architectural Survey and should be reviewed pursuant to Sections 2225-18B (1) and 225-18E (1) and (2) of the Topsham Zoning Ordinance.

The house is a two-story, two-bay side hall four square built in 1903. It has a full-width wrap around porch and a side ell that connects to an attached barn. The detached single-car hipped

roof garage dates from sometime in the first half of the 20<sup>th</sup> century to the east of the attached barn.

Applicant Bruce Van Note came to the podium and explained to the Board that he would like to replace a structurally deficient single-car hipped roofed garage with a new 26'x24' attached two-car hipped roof garage to remedy structural problems and a chronic safety issue from runoff from roofs of both a barn and garage. The new garage will have clapboard on the front and east sides of the structure that are visible from the public way, with vinyl siding on the rear. He said by using a single garage door, he will be adding only 3-feet in width to the east from the existing structure. The hip roof pitch will be matched to the existing garage and barn. In his application, Mr. Van Note said the structural deficiencies include a crack in the foundation which is moving the structure. The south wall is buckling to the extreme of popping out and breaking a window. He said safety issues include constant icing in winter as the garages gets no sunlight. Salting has destroyed the pavers. The applicant said Mrs. Van Note has taking a fall on the ice and he wants to be sure to prevent a second fall.

The new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property would be unimpaired.

Following Mr. Van Notes presentation, the meeting was opened to questions from Board members.

Via speaker, Mr. Davis said he was familiar with the property, that he has read the material submitted with the applicant and found nothing troubling.

Mr. Munsey noted that he appreciated the clarity of the drawings submitted and the complete documentation and clarification of the application. He asked if the clapboards mentioned would be wooden. The applicant responded that the clapboards were wooden. Mr. Munsey also asked if the trim on the garage will match that on the house. Response by applicant was that it would.

With no further questions to be heard, motion was made by Mr. Munsey, seconded by Chair Smart, and it was unanimously (of those present in person and via speaker)

**VOTED**

That the Certificate of Appropriateness Application be approved as the applicant has met the standards of Chapter 225-18B(1) and 225-18E(1) and (2 based on the following findings of facts:

1. The house on the property is a 2-story, 2-bay side hall four square built in 1903. It has a full width wraparound porch and a side ell that connects to an attached barn with a later, detached garage to the east.

**APPROVED 1/11/23**

2. The proposed new garage will not destroy historic materials, features, and spatial relationships that characterize the property.
3. The new work will be differentiated from the old and will be compatible with the historic property and its environment.
4. The proposed new garage could be removed in the future and the integrity of the historic property would be unimpaired.
5. The proposed new garage will be constructed of materials visually compatible with the historic building; is designed with compatible massing and scale to the historic building; and the location will minimize the impact on the historic property and is consistent with the placement of the existing garage.

**ADJOURNMENT**

With no further business to conduct, motion was made, seconded, and it was unanimously (of those present in person and via speaker)

**VOTED**

To adjourn the meeting at 7:00 p.m.

Respectfully submitted,

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Patty Williams, Recording Secretary