

**Newburyport Historical Commission**  
Minutes of the March 4, 2010 Meeting

**1. Call to Order**

A regular meeting of the Newburyport Historical Commission was called to order by Chair Linda Smiley at 7:30 p.m.

**2. Roll Call**

In attendance were members Linda Smiley, Tom Kolterjahn, Leah McGavern, Stephen Feige and Margaret Welch.

**3. Advisory Review**

**Inn Street**

**Newburyport Group**

Jonathan Woodman said the group is interested in updating the work that was done in the 1970s under urban renewal. Many lights do not work and the bricks, concrete and trees need attention. The group is applying for CPA funding to supplement the private funds that have been raised. The CPA funds would be used for lighting. Mr. Woodman said the project would have a positive impact on the historic buildings on Inn Street, Market Square, Pleasant Street and State Street. Margaret Welch said that Emily Wentworth has found that Inn Street is in the 1984 National Register District and is on the State list of historic places. It is therefore eligible to be considered for CPA funding and the Commission would not need to vote on its significance. Bryon Matthews said the lighting on Inn Street is inadequate and there is much vandalism. The area should be properly lit for the sake of the merchants. Linda Smiley said the CPC must decide if the project meets its requirements. She agreed that it would have a positive impact on the buildings around it. Linda Smiley moved to write a letter of support on behalf of the Newburyport Group. Stephen Feige seconded the motion. The motion was unanimously approved.

**33 Market Street**

**Blake Wilcox and Jacqueline Little-Wilcox**

The owners decided that an addition at the rear of the property would be too small to be of value. They wish to add a third floor with a gambrel roof over the whole house. Linda Smiley said while she appreciates their efforts to work with the Commission, she would not support the proposed changes, as they would result in the best parts of the house being lost. Tom Kolterjahn said it would be difficult to add anything more to this small house on a small lot. The demolition delay will continue to be in effect and no further action is required by the Commission.

**113 Merrimac Street**

**John Aldrich**

Mr. Aldrich said he is planning to add a dormer that would run the full length of the roof in order to create a three-bedroom, two-story rental unit. He also is planning to center the windows on the front façade. Tom Kolterjahn said the building is a well-proportioned one and adding the dormer would completely change it. The location of the windows does not need to be changed. The purpose of the dormer is to accommodate a staircase. The stairs could be moved to the center of the unit in a space that would otherwise be unusable. Smaller dormers could be used

March 4, 2010

which would maintain the building's proportions. Mr. Aldrich was invited to change his plans and return for further input.

#### **4. Demolition Applications**

##### **28 Green Street**

##### **Dr. Saira Naseer Ghiasuddin and Dr. Salman Ghiasuddin**

Architect Scott Brown appeared on behalf of the applicants, who are the owners of the now-vacant building. The applicants plan to expand the structure to the rear in order to add an elevator, a secondary means of egress and a handicapped restroom. The 18<sup>th</sup> century portion of the structure would be removed along with two other structures on the property that date from the 1980s. The Palladian window will be retained but will not be visible from the exterior. The applicants plan to retain the interior features of the structure. Linda Smiley moved that the building is historically significant. Tom Kolterjahn seconded the motion. The motion was unanimously approved. A site visit will take place on Saturday, March 13 at 9:00 a.m.

##### **254 High Street**

##### **Keystone Development Corporation**

The ZBA has not yet decided whether or not six units would be allowed on the property, but the ordinance requires that the Commission vote on the demolition delay. Stephen Feige said that there is very little exterior character remaining to the barn. Tom Kolterjahn expressed concern about the impact the development would have on the small neighboring homes. Linda Smiley said she does not think anyone would be interested in returning the barn to its original state. Leah McGavern moved to approve demolition of the barn contingent upon the design in the plans dated 2-18-2010 and that the ZBA determines six units are legal. Linda Smiley seconded the motion. The motion passed with Tom Kolterjahn voting in opposition. Linda Smiley commented that the reason for releasing the barn for demolition was that it is unrecognizable as a barn and has too few of its original features remaining.

#### **5. Other Business**

Members will forward questions for the City attorney to Linda Smiley. Linda will compile the questions for discussion at the next meeting.

Leah McGavern said the City is contemplating a stretch code under which new work would have to be done according to an energy code. The drawbacks to the stretch code would be that the review process would be by passed and the replacement of windows would be encouraged, which the Commission would not support.

Margaret Welch reported that the Bellville Church has submitted a CPA application that includes the use of a vinyl railing.

#### **6. Minutes**

Tom Kolterjahn moved to approve the minutes of the February 18, 2010 minutes as amended. Linda Smiley seconded the motion. The motion was unanimously approved.

#### **7. Adjournment**

The meeting was adjourned at 9:15 p.m.