

Newburyport Historical Commission
City Council Chambers
April 20, 2012
Minutes

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, Ned McGrath, Bill Todd and Stephen Dodge. Margaret Welch was absent.

3. Applications

Aileen Graf, Graf Architects

51 High Street

Demolition of a Barn and the Change of the Roofline on a Rear Ell

The applicant agreed to reduce the height of the ell despite the slight reduction in square footage that would result. The original structure will be retained and the addition will be constructed behind it. Commission members approved of the form of the addition. Tom Kolterjahn said the new drawings represent a major improvement. Linda Smiley said she is very happy with the changes and appreciates that the owner was willing to make concessions. She especially liked the addition of a corner board at the transition of the materials from clapboard to brick.

Tom Kolterjahn had two suggestions about what might be done with the barn. One would be to allot a time frame for the applicant to make a concerted effort to find a party interested in taking the barn. The barn could be advertised through various preservation organizations. The second option might be that the applicant hires someone to disassemble the barn and store it until a time it might be reconstructed. The applicant should compare the cost of disassembling the barn to that for demolishing and disposing of it.

Linda Smiley moved to permit the project to move forward according to the plans dated April 18 and 19 provided that: 1) the clapboards are retained on the original mansard roofed portion of the house and no more clapboards than necessary are replaced; 2) the applicant makes an honest effort to find a party to take the barn or it disassembled and stored it and 3) the glass from the windows from the front section of the structure is saved in the event the applicant does not chose to preserve them. Tom Kolterjahn seconded the motion. The motion was unanimously approved.

38 Moulton Street

Full Demolition

Linda Smiley moved that the structure is historically significant. Tom Kolterjahn seconded the motion. The motion was unanimously approved. The applicant will be asked to attend the next meeting. The policy of the Commission is to hold a public

hearing whenever a full demolition is proposed. Members will view the property individually.

4. Other Business

Commission members reviewed a draft letter to the ZBA concerning work done by Gino Ranaldi at 3-5 Pine Street. Mr. Ranaldi must appear before the ZBA due to zoning violations at the property. In its December 1, 2011 decision the Commission denied the full demolition of the property but reached an agreement with Mr. Ranaldi: the demolition of the rear portion of the structure was allowed with the understanding that the original front portion would be preserved. The foundation walls were to be retained along with the corner posts, plates, rafters, summer beams and floor joists. Tom Kolterjahn said Mr. Ranaldi disregarded the agreement. The joists, an end rafter and both main carrying beams on the second floor were removed and the beams were discarded. Mr. Ranaldi had indicated he would attend tonight's meeting to discuss both the Pine Street property and the work at 17 Titcomb Street but did not do so. He had informed Linda Smiley that he was unaware of the conditions that had been placed on the Titcomb Street work.

The letter to the ZBA will indicate that the "NHC negotiated an agreement setting forth conditions governing the partial demolition of property and additional requirements for the retention of specified structure components of the building. Those requirements in that agreement were not adhered to." Tom Kolterjahn moved to authorize the chair to send the memo as revised to the ZBA. Ned McGrath seconded the motion. The motion was unanimously approved.

Commission members discussed a barn on High Street that was lost despite Mr. Ranaldi having been given guidance on its preservation. They also commented that he sends representatives to meetings rather than attending them himself.

5. Adjournment

Tom Kolterjahn moved to adjourn the meeting at 8:30 p.m. Ned McGrath seconded the motion. The motion was unanimously approved.