

Newburyport Historical Commission

Minutes of the 28 June 2012 Meeting

1. Call to Order

The regularly scheduled meeting the Newburyport Historical Commission was called to order at 7:34 in the City Council Chambers, City Hall. Present: Steve Dodge, Tom Kolterjahn, Ned McGrath, Linda Smiley, Bill Todd, and Margaret Welch.

2. Demolition Applications

51 High Street Barn – The NHC previously negotiated with the barn’s current owner that the barn be moved instead of being torn down. A potential owner, Peter Mack, described his plans to relocate the barn to his property at 168 Orchard Street in Byfield. The architect for 51 High Street has provided measured drawings, photos, and plans. NHC members commended his intentions.

7 Warren Street (Carlo Mandrone and Margaret Riha, owners and applicants) – The owners distributed additional information including new proposed replacement plans. They described the original house built around 1850 as having piecemeal additions and being located on a property line. They were concerned that the vinyl siding had resulted in the formation of mold. The proposal tears down the existing house and replaces it with a bungalow-type home like 330 Merrimac Street. Mr. Mandrone said that the couple wished to build a “dream” retirement house and so wanted a master suite on the first floor. He said that others had told him that the NHC would invoke a demolition delay and so he wanted to “get the clock ticking.” The NHC voted the building historically significant and set the public hearing for 19 July. The NHC members will hold a site visit at 6:00 P.M., Tuesday, July 3.

182 High Street Barn (Jeanne Petrillo, owner and applicant) – Attorney Adam Costa represented the owner. The owner had previously sought to renovate the barn as a second residence in an earlier application for a Section 6-C special permit but had withdrawn that application. At this time, the owner does not wish a second residence and, after talking to contractors, believes demolishing the barn and building a new outbuilding is more financially advantageous than renovating the barn. NHC member Kolterjahn spoke of his concern about losing more barns and carriage houses. NHC members suggested that the Commission could ask the Planning Board not to demand a preservation restriction if the owner wishes to seek again a special permit. NHC member McGrath thought that there might be lower-cost means to renovate the barn and invited the owner to the next NHC meeting. Other NHC members pointed out that a new outbuilding on that footprint would be non-conforming. The NHC voted the barn historically significant and set the public hearing for 19 July.

284 Water Street (Herbert T. Sears, owner and applicant) – The NHC members could not ascertain from the application whether both the house and barn were slated for demolition. The chair will ask the Planning Office to contact the applicant for clarification.

3. Review of Minutes

The NHC accepted the minutes of 6 April with emendations (4 yes, 2 abstentions). The NHC accepted the minutes of 3 May (5 yes, 1 abstention).

4. Correspondence Received

Copy of MHC letter to CHMM Board of Directors awarding \$45,000 for slate roof repair, repointing south and west facades, and other roof renovations.