

Newburyport Historical Commission
City Council Chambers
October 28, 2015
Minutes

1. Call to Order

Chair Sarah White called a regular meeting of the Newburyport Historical Commission to order at 7:30 p.m.

2. Roll Call

In attendance were members Sarah White, Stephen Dodge, Malcolm Carnwath and Mark Bilodeau.

3. Demolition Applications

Ceem Properties LLC

2 Spofford Street

Full Building Demolition

Lisa Mead represented the applicant, who is proposing to demolish a single-family home and cabin. The home was constructed around 1865. Its shed addition dates from the 1980s, as does an accessory structure on the property. The accessory structure is not under the purview of the Commission.

Attorney Mead said the home might have been built as a Cape, with the Mansard roof being added at a later date. She said some of the windows are vinyl replacements. The original windows that remain are in poor condition. Rot exists in the lower part of the structure due to poor drainage. She said the building is not listed in the Newburyport Historic District Inventory. She asked the Commission to determine that the structure is not preferably preserved based on its condition and its lack of historical significance. She said the building is not associated with any historical person or event and is not historically or architecturally significant. Sarah White pointed out a determination of historical significance may be made solely on the basis of the age of the structure.

Stephen Dodge moved the structure is not historically significant. The motion was not seconded.

Mark Bilodeau moved the structure is historically significant. Malcolm Carnwath seconded the motion. The motion was approved by a three to one vote, with Stephen Dodge voting against it.

A site visit will take place on Saturday, October 31 at 10:00 a.m. A public hearing will be held at the next Historical Commission meeting.

4. Advisory Review

East Row Condominium Trust c/o L&M Properties □

14-22 Market Square, 1-2 Elbow Lane, 1-11 Liberty Street

DOD Advisory Review

An over-clad system is being proposed for a portion of the rear façade of the East Row Condominiums at Market Square and Liberty Street. Water is leaking through the existing brick wall into the first-floor retail establishments. Through-wall flashing would be used to prevent

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the leaks on a portion of the facade but would not be possible for the inside corner of the structure due to the presence of a steel buttressing beam. The over-clad system would be faced with stucco, which would give the appearance of parging. The existing brick would not be removed. Stephen Dodge said the system is a good one. The Commission requested that the applicant provide specifications on the material and its color.

Malcolm Carnwath moved to recommend to the Planning Board that the proposal be approved. Stephen Dodge seconded the motion. The motion was approved by a three to one vote. Mark Bilodeau voted present, saying he would prefer a brick veneer instead of the stucco.

5. Minutes

Malcolm Carnwath moved to approve the minutes of the October 14 meeting as submitted. Mark Bilodeau seconded the motion. The motion was unanimously approved.

6. Correspondence

A copy of a letter from the Fish and Wildlife Service to the State Historic Preservation Officer was received regarding the proposed Harbormaster facility. The letter stated the Service agrees with the opinion of NHC, MHC and the Advisory Council on Historic Preservation that the work to install a utility corridor along Custom House Way would not have any adverse impact on historic or archaeological resources due to the amount of previous disturbance to the area. The letter indicated the City would add measures to the project to minimize vibration and would stop work if archaeological artifacts were uncovered. The project will be delayed until spring because the bids were higher than the budget. The City will work with Bill Harris in the interim to research the ownership of the land to the east side of the Custom House.

7. Other Business

A pre-application form will be submitted to MHC on November 16 for building surveys. The Commission will apply for matching funds from the Community Preservation Committee.

The Commission gave permission to Sarah White to contact the planning and building departments, Mayor Holaday and City boards about 8 Strong Street. The house is vacant and the windows have been removed. The structure is exposed to the elements, which could contribute to its deterioration.

The next regular meeting would be take place on Wednesday, November 11, Veterans' Day. It will be rescheduled for Tuesday, November 10.

8. Adjournment

Malcolm Carnwath moved to adjourn the meeting at 8:17 p.m. Mark Bilodeau seconded the motion. The motion was unanimously approved.