

Newburyport Historical Commission

November 14, 2019

City Council Chambers

Minutes

1. Call to Order

Chair Glenn Richards called a regular meeting of the Newburyport Historical Commission to order at 7:03 p.m.

2. Roll Call

In attendance were members Ron Ziemba, Christopher Fay, Glenn Richards and Malcolm Carnwath. Patricia Peknik and Stephen Dodge were absent. Ned McGrath participated by telephone.

3. Demolition Delay Historic Significance Determinations

Paul and Patricia Henault

7 Marlboro Street

Lisa Mead represented the applicant, who is proposing to change the roofline on a later addition to a structure that dates from the 1750s. The addition would be rebuilt on a wider footprint. It would remain one story in height and would have a hipped roof. The details of the replacement structure will be discussed at a public hearing. Malcolm Carnwath moved the structure is historically significant. Ron Ziemba seconded the motion. The motion was unanimously approved.

Brian and Erin Callahan

29 Warren Street

The applicant is proposing to demolish a post and beam barn-like structure at the rear of the property. The accessory structure is more than 100 years old. The applicant stated the barn has been heavily modified and is in poor condition. The replacement structure would be constructed in a different location on the site and would be attached to the main house. The Commission members said they would like materials from the barn to be salvaged and incorporated into the new structure to the extent this would be possible. They will visit the site on Sunday, Nov. 17 at 1:00 p.m. Glenn Richards moved the structure is historically significant. Malcolm Carnwath seconded the motion. The motion was unanimously approved.

Eric Primack

14-16 Purchase Street

The two-family house Greek Revival structure is in good condition. The applicant did not provide information on the plans for the partial demolition and roofline change for which approval is being sought. Christopher Fay moved the structure is historically significant. Ron Ziemba seconded the motion. The motion was unanimously approved.

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Eric Primack

14-16 Purchase Street

The applicant is proposing to demolish a garage at 14 Purchase Street that is in poor condition. He intends to demolish a second accessory structure at 16 Purchase Street that is not more than 100 years old and therefore not under the purview of the Commission. The Commission members will visit the site on Sunday, Nov. 17 at 1:30 p.m. Glenn Richards moved the structure is historically significant. Ned McGrath seconded the motion. The motion was unanimously approved.

4. Public Hearings

Jessica and Christopher Halpin

60 Marlboro Street

Eileen Graf represented the applicants, who are proposing to expand and add a second story to an addition at the rear of a structure that dates from the 1850s. The addition, which would have flat roof, would be four feet wider than the existing conditions but its current eight-foot depth would not be increased.

The hearing was opened to comments from the public. Harriet Turchin, 58 Marlboro Street, said she does not object to the increased height but was concerned the width of the addition could impact her light. It was clarified that the width would be increased in the direction of an existing deck, not towards the property line. Chris Adam, 9 Barton Street, said he fully supports the project.

Malcolm Carnwath moved to approve the plans as submitted. Ron Ziemba seconded the motion. The motion was unanimously approved.

5. Preservation Restrictions

Custom House

25 Water Street

Greg Colling and Doug Muir presented the draft preservation restriction that would supersede two existing restrictions and would be in effect in perpetuity. The photographs for Exhibit B have not yet been included. The hanging stair and groin vault should be included on the list of features to be preserved. Ned McGrath said he would like work specifications to be documented in an appendix and more detailed information be included about the features to be retained. The information on the structure's Form B could be incorporated into the document. Glenn Richards moved that the NHC agree to hold the preservation restriction, to accept the draft document and to authorize the chair to meet with representatives of the Maritime Society and the Planning Department to finalize its details. Christopher Fay seconded the motion. The motion was unanimously approved.

People's United Methodist Church

64 Purchase Street

A preservation restriction is required for the structure because CPA funds are being used to repair the steeple. One of the Commission members will assist in the preparation of the document.

6. Correspondence

National Guard Armory

A letter was received from MHC in reference to the City's plan to acquire the National Guard garage for Youth Services. Both the armory and the garage are included in the inventory and are listed as contributory structures.

Clipper City Rail Trail

The Commission was copied on a letter from MHC to Stantec about the Rail Trail along Water Street. Malcolm Carnwath moved that the Clipper City Rail Trail along Water Street in the vicinity of the waste water treatment plant would not have an adverse impact on any historic resources. Ron Ziemba seconded the motion. The motion was unanimously approved.

7. Minutes

Glenn Richards moved to approve the minutes of the October 24, 2019, meeting as submitted. Ron Ziemba seconded the motion. The motion was unanimously approved.

8. General Business

A form detailing the decisions made at NHC meetings will be prepared by the chair and forwarded to the ZBA.

Ned McGrath is resigning from the Historical Commission effective November 15. Glenn Richards thanked him for his years of dedicated service to the Commission.

9. Adjournment

Malcolm Carnwath moved to adjourn the meeting at 9:10 p.m. Ron Ziemba seconded the motion. The motion was unanimously approved.