

**Newburyport Historical Commission**  
City Council Chambers  
November 20, 2014  
Minutes

**1. Call to Order**

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

**2. Roll Call**

In attendance were members Linda Smiley, Sarah White, Malcolm Carnwath, Mark Bilodeau and Margaret Welch. Peter Binette was also in attendance.

**3. Demolition Applications**

**Leonidas Theodorou**

190 State Street□

Full Building Demolition

Jay Caswell represented the applicant, who intends to demolish a 1934 structure at the traffic circle. The Planning Board has approved the plans for the development that is to take place on the site. Linda Smiley said the structure is an iconic one that she would not like to lose, but she would be hard pressed to say it is historically significant. Sarah White moved the structure is not historically significant. Linda Smiley seconded the motion. The motion was unanimously approved.

**4. Minutes**

Sarah White moved to approve the minutes of the November 6, 2014 meeting as submitted. Mark Bilodeau seconded the motion. The motion was unanimously approved.

**5. Public Hearings**

**Giena of Newburyport, LLC**

79 Storey Avenue, Building 1 - Full Building Demolition

79 Storey Avenue, Building 2 - Full Building Demolition

81 Storey Avenue – Full Building Demolition

Attorney Jeff Roelofs represented the applicant. He said the demolition would be necessary for the project to construct a new drugstore and gas station to move forward. He said the traffic improvements associated with the project would be significant and the interest of the public would not be served by the imposition of the delay. He said the residential structures are isolated in a commercial zone and the cost to make 79 Storey Avenue Building 1 livable would be close to \$150,000.

Linda Smiley opened the public hearing for 79 Storey Avenue Building 1, 79 Storey Avenue Building 2 and 81 Storey Avenue. No one from the audience spoke either in favor of or in opposition to the demolition. Linda Smiley closed the public hearing for 79 Storey Avenue Building 1, 79 Storey Avenue Building 2 and 81 Storey Avenue.

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Sarah White said Building 1 at 79 Storey Avenue was probably built before the 1850s but is not in good condition. Linda Smiley said she does not think any of the structures are historically significant and she would be comfortable reversing the determination made at the last meeting. She encouraged the applicant to explore moving the structures or making their components available for reuse.

Linda Smiley moved to allow the demolition of 79 Storey Avenue Building 1, 79 Storey Avenue Building 2 and 81 Storey Avenue with the condition that the applicant works with the Office of Planning and Development to determine the best means for making the public aware the structures or their components would be available for free of charge. Sarah White seconded the motion. The motion was approved by a four to one vote.

**Minco Corp.**

92R Merrimac Street  
Full Building Demolition

Linda Smiley opened the public hearing for 92R Merrimac Street. Robert and Cheryl Richards, 9 Hunter Drive, said they are the owners of the property and are in favor of the demolition. Linda Smiley closed the public hearing for 92R Merrimac Street.

Mark Bilodeau said he is opposed the release of the building for demolition. He said the structure is historically significant, is interesting architecturally and is usable. Linda Smiley said she does not believe the imposition of the delay would be justifiable. She said that while the building has historic value, she understands the practical problems of reusing a building located in the floodplain. The building could not be elevated above flood level without its character being significantly changed.

Lou Minicucci of Minco agreed to create a photographic record of the building and to make the components of the structure available for re-use.

Linda Smiley moved to allow the demolition of 92R Merrimac Street. Malcolm Carnwath seconded the motion. The motion was approved by a four to one vote.

**6. General Business**

None

**7. Correspondence**

None

**8. Adjournment**

The meeting was adjourned at 8:30 p.m.