

Newburyport Historical Commission

January 23, 2020

City Council Chambers

Minutes

1. Call to Order

Chair Glenn Richards called a regular meeting of the Newburyport Historical Commission to order at 7:00 p.m.

2. Roll Call

In attendance were members Ron Ziemba, Christopher Fay, Glenn Richards and Patricia Peknik. Malcolm Carnwath was absent.

3. Demolition Delay Applications

Eric Primack

14-16 Purchase Street

Partial demolition/roof line change

The applicant submitted revised plans that show the existing doors on the sides of the structure are not centered. The doors remain in their current location in the proposed plans. The existing windows, doors and trim would be retained and matched where necessary and the vinyl siding would be removed. The sashes on the rear dormer have been made wider. They have been changed from double hung to casement windows to allow for egress. The applicant still wishes to remove the bay on the right side of the structure because it is sagging and blocks the driveway.

The hearing was opened to comments from the public. Stephanie Niketic, 93 High Street, spoke as a representative of the Newburyport Preservation Trust and read a statement from architect Linda Miller. Ms. Miller wrote that the bay is attractive and well-built and is a desirable feature worth retaining. Bays were added to both Victorian and Greek Revival structures to make rooms appear larger and provide more light. Ms. Niketic added the Secretary of the Interior's Standards state that changes to a property that have acquired historic significance in their own right will be retained and preserved. The public comment portion of the hearing was closed.

Patricia Peknik said that according to the Secretary of the Interior's Standards, the distinctive materials, features, spaces and spatial relationships that characterize a property will be retained. She acknowledged that the rear dormer has been improved. Christopher Fay said there is no clear evidence about the date the bay was constructed and without it the house would look like it did when it was first constructed. In addition, the applicant has made concessions in other areas. Glenn Richards said the applicant has complied with several of the Commission's requests and the narrowness of the driveway is a concern.

Ron Ziemba moved to approve the plans for 14-16 Purchase Street dated January 22, 2020. Glenn Richards seconded the motion. The motion was approved by a three to one vote with Patricia Peknik voting against it.

Brian and Erin Callahan

29 Warren Street

Roofline Change

The applicant is proposing to change a portion of the roofline. The flat roof on a side section of the structure would be pitched to match that of a proposed addition. No one from the public spoke either in favor of or in opposition to the proposal. Patricia Peknik moved to approve the roofline change. She said the addition would nicely complement the historic structure. Ron Ziembra seconded the motion. The motion was unanimously approved.

Christopher Smith

11 Franklin Street

Roofline Change

David Keery represented the applicant, who is proposing to construct a one-story addition with a roof deck. The roofline on the main structure would be altered to construct a dormer over the door that would be added to provide access to the roof deck.

Glenn Richards moved that the structure is historically significant and preferably preserved. Christopher Fay seconded the motion. The motion was unanimously approved.

Christopher Fay commented that roof decks do not have a place in the city. Patricia Peknik said the roof deck is not compatible with an 18th century house. It was unclear if public hearing had been properly noticed. The applicant stated that rather than prolonging the process, he would be agreeable to constructing a pitched roof on the new addition rather than a flat roof and roof deck. This would eliminate the necessity of changing the roofline on the historic structure.

Glenn Richards moved to allow the withdrawal of the application without prejudice. Ron Ziembra seconded the motion. The motion was unanimously approved.

4. General Business

a) 10 Auburn Street Preservation Restriction

Charles Griffin said he would like to begin work on the Old Gaol, but condition #4 of preservation restriction requires that the final preservation restriction must signed before this would be allowed. Glenn Richards moved that the Historical Commission supports the applicant's appeal to allow the issuance of new or associated building permits for the subject property while MHC approval of the preservation restriction is pending provided the work is consistent with condition #2 of the preservation restriction. Ron Ziembra seconded the motion. The motion was unanimously approved.

b) 98 High Street (Museum of Old Newbury) Preservation Restriction Discussion

The Historical Society requested that the item be tabled to a future meeting.

c) Newburyport Public Library CPA Application

CPA funds are being sought for a HVAC system for the archival center at the public library. The work would not involve any structural changes and a preservation restriction

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would not be required. Ron Ziemba moved to submit a letter to the CPC stating the archival collection of the Newburyport Public Library is an important cultural and historic resource that is worthy of preservation. Christopher Fay seconded the motion. The motion was unanimously approved.

d) Minutes

Patricia Peknik moved to approve the minutes of the January 9, 2020, meeting as submitted. Ron Ziemba seconded the motion. The motion was unanimously approved.

e) Election of Officers

Glenn Richards moved to nominate Patricia Peknik for the position of vice chair. Ron Ziemba seconded the motion. The motion was unanimously approved.

5. Adjournment

Christopher Fay moved to adjourn the meeting at 8:13 p.m. Glenn Richards seconded the motion. The motion was unanimously approved.