

Newburyport Historical Commission

January 9, 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, Malcolm Carnwath and Patricia Peknik.

3. Demolition Delay Applications

Eric Primack

14-16 Purchase Street

Partial demolition/roof line change

The applicant revised the plans in response to comments made at the December 12 meeting. The dormers that were proposed for the front façade have been removed from the plans. The new set of plans, however, still does not accurately reflect the existing conditions. It was pointed out that the door on the left side of the structure is shown as being centered, which it is not, and the style of doors is incorrect. The errors make it impossible for the Commission to act on the proposal at this time.

The meeting was opened to comments from the public. Tom Kolterjahn, 64 Federal Street, also commented on the errors in the plans. He said the door on the right side of the structure is also shown as being centered, when it is in fact offset. He said the bump-out is an integral part of the streetscape and this important historic feature should be retained. He said the front and two sides of the structure should remain as originally constructed, which includes the doors being offset. Lisa Mead, 13 Purchase Street, thanked the applicant for the removal of the dormers from the front facade. She said the accuracy of the plans is important both for the builders and the enforcement officer. David Davies, 65 Purchase Street, said the bump-out is a positive feature in that it reduces the scale of the house, and he thinks it would add resale value.

Patricia Peknik said that according to the Secretary of the Interior's Standards, the spatial relationships that characterize the property should be preserved. The doors should remain offset and should not be centered. The bump-out, while not original, is historic and should be preserved. It is a feature that is echoed in other nearby houses and makes the streetscape visually coherent. She said the shed dormer proposed for the rear of the structure should be at least 50% windows and skylights might better accomplish the goal of adding light and ventilation.

Glenn Richards moved to continue the public hearing. Christopher Fay seconded the motion. The motion was unanimously approved.

Paul and Patricia Henault

7 Marlboro Street

Lisa Mead represented the applicants, who are proposing to remove a small addition to the side of a 1750s home and rebuilt it on a wider footprint. The addition would remain

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one story in height and would have a hipped roof. The windows and materials of the addition would match those of the original structure.

The meeting was opened to comments from the public. Tom Kolterjahn, 64 Federal Street, said the proposed addition is reasonable and modest.

Malcolm Carnwath said he approves of the addition. Patricia Peknik said the applicants have done a nice job of maintaining the house.

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

Lauren Eramo & Amy Rasimas

49 Kent Street

Roofline Change and Full Demolition

Lisa Mead represented the applicants, who are proposing to alter the pitch of the roof on the side porch in order to make it more harmonious with the rooflines on the remainder of the structure. The alteration would also remedy the hazardous condition that is created when snow and ice fall from the existing roof. The applicants are also proposing to add a one-story addition at the rear of the structure.

No members of the public or the Commission had questions or comments on the roofline change or the addition. Malcolm Carnwath moved to approve the roofline change. Patricia Peknik seconded the motion. The motion was unanimously approved.

In addition, the applicants are proposing to demolish the garage at the rear of the property and replace it with a smaller garage in the same location. Peter Dambrosio, 71 Washington Street, said he is concerned that the digging of a foundation might have a negative impact on a nearby tree. He also does not want the garage to prevent him from extending and maintaining his fence. Attorney Mead responded that the garage would be constructed on a slab and would be further from the property line than the existing structure.

Several Commission members thought the garage was an interesting structure but not in a salvageable condition. Glenn Richards said the garage does not impact the streetscape due to its location at the rear of the property. Malcolm Carnwath moved that the garage is historically significant but not preferably preserved and to release it for demolition. Ron Ziemba seconded the motion. The motion was unanimously approved.

4. Minutes

Glenn Richards moved to approve the minutes of the December 12, 2019, meeting as submitted. Malcolm Carnwath seconded the motion. The motion was unanimously approved.

5. Adjournment

Malcolm Carnwath moved to adjourn the meeting at 8:00 p.m. Glenn Richards seconded the motion. The motion was unanimously approved.