

Newburyport Historical Commission
City Council Chambers
May 25, 2016
Minutes

1. Call to Order

Chair Sarah White called a regular meeting of the Newburyport Historical Commission to order at 7:35 p.m.

2. Roll Call

In attendance were members Sarah White and Malcolm Carnwath. Ned McGrath attended by telephone. Stephen Dodge and Mark Bilodeau were absent. Building Inspector James Bone was also in attendance.

3. General Business

90 Water Street Real Estate Trust c/o Lisa Mead, Esq.

90 Water Street

Preservation Restriction

Adam Costa represented applicant, George Haseltine, who is seeking a dimensional variance and special permit for two-family use from the Zoning Board. The applicant requested the Commission approve a preservation restriction for 90 Water Street to support this Zoning Board application. The restriction would be placed on the roofline and front and side facades of the structure. The only planned modification to the structure is the replacement of the windows on the first floor to be consistent with those on the second floor. An addition would be made to the rear with a roofline that would be lower than that of the main structure.

Sarah White moved that the Chair be allowed to draft the restriction with the application and present it to the Commission for approval at a future meeting. Malcolm Carnwath seconded the motion. The motion was unanimously approved.

4. Demolition Applications

Brettonwood Development, Inc.

2-4 Willow Avenue

Roofline Change

Donald Jay presented his plans to change the roofline on the structure at 2-4 Willow Street. Two gable-roofed structures are connected through a section with a low-pitched roof. Mr. Jay wishes to raise this roofline of this section to the height of the roofline on the rear structure.

The building is probably older than is indicated on the application. The narrative has not been completed on the application form and no alternatives have been presented.

Sarah White suggested that the rake return be retained. She recommended that corbeling not be added if no evidence of it exists once the vinyl siding has been removed. She will work with the architect to refine the plans for presentation at the next meeting.

Sarah White moved the structure, including the roofline, is historically significant. Ned McGrath seconded the motion. The motion was unanimously approved.

A site visit will take place on Saturday, June 4 at 10:30 a.m.

Eric Primack, RSN Realty
27 Warren Street
Roofline Change

Jeff Horn represented applicant, who is proposing to convert a four-unit structure to two townhouses. He said two shed dormers have been proposed for the front façade but he would be agreeable to installing gable dormers instead. The amount of living area would be increased through the construction of a two-story addition with a flat roof at the rear of the structure. The structure probably dates from the 1700s.

Sarah White moved the structure is historically significant. Malcolm Carnwath seconded the motion. The motion was unanimously approved.

Ned McGrath commented the plans as presented are not sympathetic to original structure. He said the addition of dormers to the front façade would detract from historic value of the structure. He suggested the ridge line of the addition be lower than that of the main house.

Stephanie Niketic, 93 High Street, requested a public hearing be held.

Sarah White moved that a public hearing for the application be held on June 8. Malcolm Carnwath seconded the motion. The motion was unanimously approved.

A site visit will take place on Saturday, June 4 at 11:45 a.m.

5. General Business Continued
Parker River Clean Water Association
Common Pasture, Hale Street
Section 106 Review

Jack Van Loan described the plans to provide ADA compliant access to the Little River Nature Trail from the Storey Avenue and Hale Street entrances to the paved bike path. The trail system runs through the Common Pasture, which is of historic significance.

A Section 106 Review is required when an action is taken on a historic asset and federal funds are used or a federal permit is issued. The Commission would conduct a Section 106 Review when requested by the agency undertaking the action. This request has not yet been made.

Ned McGrath said he supports public access to this type of historic resource. He requested that information on the historic aspect of the Common Pasture be included on the interpretive panels.

6. Correspondence

The following items of correspondence are available in the Planning Office: Fish and Wildlife Service letter re: Harbormaster facility; MHC letter re: Maudslay State Park projects; letter to MHC re: Newburyport Harbor Front Range Light.

7. Minutes

The approval of the minutes of the March 9, 2016 meeting was tabled.

8. Adjournment

Sarah White moved to adjourn the meeting at 8:49 p.m. Malcolm Carnwath seconded the motion. The motion was unanimously approved.