

Newburyport Historical Commission

June 12, 2019

Conference Room

Minutes

1. Call to Order

Chair Glenn Richards called a regular meeting of the Newburyport Historical Commission to order at 7:08 p.m.

2. Roll Call

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

3. Public Hearings

Kristen and Micah Donahue

16 Olive Street

Roofline Change

Ned McGrath recused himself from the discussion. The applicant is proposing to remove a 1990 addition from the rear of the structure and construct a new addition on a larger footprint. At the May 16 meeting the Commission members advised the applicant to lower the proposed height of the roof on the new addition. Benjamin Becker of BLB Custom Building said lowering the roofline would reduce the amount of living area in the attic. It would also require a structural beam to be cut. He said the result would be the loss of historic details on the interior of the structure.

The hearing was opened to comments from the public. Amy Badger, 21 Olive Street, said she supports the application. Stephanie Niketic, 93 High Street, said the public is not able to view the interior of the structure. She said the Commission is charged with following the standards of the Secretary of the Interior and these standards require that an addition is to be subordinate to the original structure, both in height and on the sides. She said Linda Smiley, an architect and former NHC chair, reviewed the plans and recommended the roofline of the addition be two to three feet lower than that of the main structure. The public comment portion of the hearing was closed.

Glenn Richards noted the roofline of the addition would only be visible from a public way in one direction. Malcolm Carnwath said the impact to the exterior of the structure is what is of concern and the focus should be on the maintenance of the integrity of the original structure. There was a consensus among the board members that the roofline of the addition should not be on the same plane as that of the existing roof and it should be at least six inches lower. The applicant countered that the proposal would be an improvement over the existing conditions and he has found nothing to indicate the depth of a Greek Revival structure should be limited. Christopher Fay moved to impose a one-year demolition delay. Malcolm Carnwath seconded the motion. The motion was approved with Ned McGrath abstaining.

Aileen Graf, Graf Architects

38 Broad Street

Roofline Change

Eileen Lucey described the plan to add 100 square feet to the first and second floor of a structure that was determined to be historically significant at the previous meeting. The addition would be recessed six inches and its roofline would be lower than that of the original structure. There were no comments from the public on the proposal. Glenn Richards moved to allow the proposed alteration of the roofline. Ron Ziemba seconded the motion. The motion was unanimously approved.

4. General Business

Cummings Architects

24 Jefferson Street

Demolition Delay Significance Determination

Matthew Cummings presented the plans to remove two additions to Federal-period house and replace them with a two-story ell. Malcolm Carnwath moved the structure historically significant. Ron Ziemba seconded the motion. The motion was unanimously approved.

Charles Griffin

Auburn Street/Old Gaol

Preservation Restriction Discussion

Charles Griffin reviewed the elements of the proposed perpetual preservation restriction for the Essex County Gaol buildings, walls and landscaping. The restriction is being presented in conjunction with a plan to modify the existing lot lines. Additions are being proposed for the porch on the connector building and the gaol building. A gate would be added to the granite wall and the wall would be cut in an additional location to allow a future opening to the Bartlett Mall. Glenn Richards moved to approve the draft preservation restriction with the condition the Newburyport Historic Commission shall review and approve the final document. Christopher Fay seconded the motion. The motion was unanimously approved.

Ben Legare, Downeast Building and Development, LLC

3 Colby Farm Lane

Demolition Delay Significance Determination

The applicant is proposing to demolish five outbuildings, only one of which is over 100 years old. The condition of this structure is poor. The beams would be available for reuse. Glenn Richards moved the structure is historically significant but not preferably preserved and to release it for demolition with the condition that it shall be documented and its beams shall be repurposed. Ron Ziemba seconded the motion. The motion was unanimously approved.

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Amy Badger

21 Olive Street

Demolition Delay Significance Determination

Lisa Mead represented the applicant, who is proposing to remove the rear portion of the structure and replace it with a one-story addition on a larger footprint. The middle two-story addition would also be removed and rebuilt on a larger footprint.

Ron Ziemba moved the structure historically significant. Christopher Fay seconded the motion. The motion was unanimously approved.

Draft Letter regarding Preservation Restriction for 14 Titcomb Street

The Commission members are in agreement with the MHC opinion that the preservation restriction applies to the entire structure.

5. Minutes

Glenn Richards moved to approve the minutes of the May 16, 2019, meeting as submitted. Christopher Fay seconded the motion. The motion was unanimously approved.

6. Adjournment

Malcolm Carnwath moved to adjourn the meeting at 8:40 p.m. Christopher Fay seconded the motion. The motion was unanimously approved.