

**Newburyport Historical Commission**  
Mayor's Conference Room  
June 13, 2018  
Minutes

**1. Call to Order**

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

**2. Roll Call**

In attendance were members Sarah White, Stephen Dodge, Ron Ziemba, Christopher Fay and Glenn Richards. Malcolm Carnwath and Ned McGrath were absent.

**3. Public Hearings**

**Plum Island LLC**

79 Parker Street

Adam Costa and Brandon Holben represented the applicant, who is proposing to demolish a sunroom, summer kitchen, garage and barn. The garage dates from the 1950s, as does the barn, which was determined to not be historically significant at a previous meeting. The barn would be reconstructed to provide a function space, a new building would be constructed for use as a brewery and tasting room and the existing farmhouse would be converted to office space. The use of the farmhouse and the construction of the new building are not under the purview of the Commission.

The applicant had previously planned to add a shed dormer on the front of the farmhouse. This and other design changes were made in response to comments the Commission members made at a previous meeting. Plans for the rear of the structure would not be of concern provided they are would not be visible from a public way.

The hearing was opened to comments from the public. Tom Kolterjahn, 64 Federal Street, said he is worried the historic structure would be overpowered by the massing of the addition and new structure. Stephanie Niketic, 93 High Street, said the property is an important reminder of the area's architectural heritage. Rob Germinara, 2 Ashland Street, spoke against project. He said it is too ambitious for the size of the site. The public comment portion of hearing was closed.

The applicant is seeking permission for both a partial and total demolition in order to start the clock in the event the relief needed from other boards is not received. A site visit will take place on Saturday, June 16 at 2:30 p.m. Ron Ziemba moved to continue the public hearing to the June 27 meeting. Stephen Dodge seconded the motion. The motion was unanimously approved.

**Susanne Cameron**

5 Milk Street

Ed Cameron spoke about the plan to alter the roofline of a structure that dates from the 1850s. One hundred sixty-six square feet would be constructed above a first-floor rear addition that was not original to the structure. All of the windows are to be two-over-one. The plans must be corrected, as not all of the windows have been accurately depicted.

The hearing was opened to comments from the public. Stephanie Niketic, 93 High Street, said the addition could have an impact on the streetscape of Atwood Street in addition to that of

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Milk Street. Other alterations, including the addition of a shed dormer, have already been made to the exterior of the structure. She believes permits should not be bifurcated and the plans for a structure should be reviewed as a whole. When a building permit is received, work should not begin until approval for the entire plan has been received. Merryl Wilbur, 39 Federal, said she is a direct abutter and does not object to the project. Four letters of support for the project were received. A statement from an abutter opposed to the plan addresses issues that are not within the purview of the Commission. The comment portion of meeting was closed.

Sarah White moved to release the rear roofline for demolition with the replacement to be a hipped roof and the condition the plans shall be corrected to depict two-over-one windows on both the first and second floors of the rear façade and under the gable. Stephen Dodge seconded the motion. The motion was approved with Christopher Fay abstaining.

#### **4. General Business**

- Andy Port will attend the June 27 meeting to discuss the demolition of the house at 19 Merrill Street. The content of the letter Glenn Richards drafted about the concerns with the demolition process was acceptable to the Commission members. Sarah White moved review the draft letter again after the Planning Director has attended a meeting to discuss the issue. Stephen Dodge seconded the motion. The motion was unanimously approved.

- The Commission members discussed the creation of a document providing education on historic structures that could be posted on the City website and distributed to realtors.

#### **5. Minutes**

Stephen Dodge moved to approve of the minutes of the May 23, 2018 meeting as submitted. Ron Ziemba seconded the motion. The motion was approved with Christopher Fay abstaining.

#### **6. Adjournment**

Sarah White moved to adjourn the meeting at 9:20 p.m. Stephen Dodge seconded the motion. The motion was unanimously approved.