

Newburyport Historical Commission
City Council Chambers
June 22, 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, Malcolm Carnwath and Mark Bilodeau. Ned McGrath attended by telephone. Stephen Dodge was absent. James Bone was also in attendance.

3. Demolition Applications

None

4. Public Hearings

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. At the June 8 meeting the Commission members requested that changes be made to the plans for the front dormers. Photographs of a house on Moseley Avenue with a dormer style that would be acceptable were provided to the applicant and the plans were revised. Sarah White said the new dormer design would be appropriate in terms of scale, massing and form. She requested the details of the Moseley Avenue dormers be copied as closely as possible, although they should be smaller and less deep. The applicant was also asked to retain the height and pitch of the existing roof, use exterior grids on the windows, retain the existing door hood, install a period-appropriate door and use cedar clapboards on at least the front façade with an exposure of no greater than 3.5 inches. Prior to construction the applicant must provide the Building Department with a final set of drawings that reflects the decision of the Commission.

Sarah White moved to approve the rendering of the front dormers providing the applicant adheres to the dimensional requirements and conditions submitted by the Chair and the Chair approves the revised plans. Malcolm Carnwath seconded the motion. The motion was unanimously approved.

5. Advisory Review

Aileen Graf, Graf Architects for Doris and Paul Grillo

11 Center Street□

Aileen Graf described the plans submitted to the Commission as a part of a DOD advisory review for the Planning Board. A demolition delay had been placed on this 1,000 square foot house that dates from the 1880s and has expired. The applicant wishes to install dormers in order to gain more head room for a full bath and storage on the second floor. The existing roofline would not be changed. An addition would be constructed to the rear with a ridgeline that would be lower than that of the main structure. A shelf dormer would be added to the façade

facing Liberty Street. The dormer on the façade facing the river would be less shelf-like. The Commission members preferred the dormer on the Liberty Street façade, which has been set back from the edge of the roof, to that planned for the Water Street side. They wish for the two dormers to be symmetrical. Two-over-two windows should be used consistently throughout the structure.

Stephanie Niketic, 93 High Street, said the addition of the dormers would result in the loss of the shape of the roof and would significantly change the streetscape.

Sarah White will work with the applicant on the size, scale and location of dormers and the design of the rear addition. The review was continued to a future meeting.

6. General Business

Discussion on the 106 Submission to FTA/MHC for the City/MVRTA Parking Garage at the Former Fitness Factory Site

Andy Port reviewed the plans for a 204-space, two-story garage with parking on the roof. He said the Merrimack Valley Regional Transit Authority wishes to secure \$2 million in Federal funding for the project during the current grant cycle. To this end the MVRTA wishes to receive a letter that states the demolition of the Fitness Factory building would not adversely impact the National Register District and the design of the garage is moving in the right direction. He said the Federal Transit Administration need not be involved in the design process and there are opportunities for input at the local level. He is not concerned about losing leverage for design change at the local level.

There was general agreement that the current design is far from being acceptable. Architectural details must be added to make it compatible with the City's downtown structures. Sarah White moved to authorize the Chair to draft a response to the MVRTA request to this effect for review and approval at the July 13 meeting. Mark Bilodeau seconded the motion. The motion was unanimously approved.

7. Correspondence

None

8. Minutes

The approval of the minutes of the June 8, 2015 meeting was tabled to the June 13 meeting.

9. Adjournment

Mark Bilodeau moved to adjourn the meeting at 9:20 p.m. Malcolm Carnwath seconded the motion. The motion was unanimously approved.