

Newburyport Historical Commission
City Council Chambers
June 27, 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 Ziembra, Christopher Fay Glenn Richards and Malcolm Carnwath. Ned McGrath participated by telephone.

3. General Business

Mark Griffin, Esq.

496 Merrimac Street

Preservation Restriction

Mark Griffin provided background information on the preservation restriction required as a part of the Planning Board Section 6c special permit process. The Massachusetts Historical Commission declined to hold the restriction due to the number of alterations made to the structure. Instead it was recommended the NHC hold a 30-year restriction.

Malcolm Carnwath moved to accept the preservation restriction for 496 Merrimac Street. Glenn Richards seconded the motion. The motion was approved.

Malcolm Carnwath moved to authorize the chair to sign the preservation restriction for 496 Merrimac Street. Glenn Richards seconded the motion. The motion was approved.

Lisa Mead, Esq.

50-58 Middle Street

Preservation Restriction

Adam Costa represented the applicant. The presentation restriction would be placed in perpetuity on the structure as a part of the Zoning Board approval process for a variance needed to divide the lot.

Malcolm Carnwath moved to accept the preservation restriction for 50-58 Middle Street. Ron Ziembra seconded the motion. The motion was approved.

Ned McGrath moved to authorize the chair to sign the preservation restriction for 50-58 Middle Street. Glenn Richards seconded the motion. The motion was approved.

Windward Shaw Construction c/o Lisa Mead, Esq.

26 Plummer Avenue

Historical Significance Determination

Adam Costa and Scott Brown represented the applicant and described the plans to remove an existing three-season porch and single-story section and replace them with a two-story addition. The roofline of the new construction would be lower than that of the original structure. Only a small portion of the addition would be visible from the street. Attorney Costa agreed the structure should be historically significant due to its age but said it should not be preferably preserved. He said the three-season porch is not historically significant and addition would not

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overwhelm the existing structure. Stephen Dodge said he does not believe there is enough remaining of the historic structure to preserve. Ned McGrath said the structure is consistent with the streetscape and is a well-maintained example of its period.

Stephen Dodge moved the structure is not historically significant. Sarah White seconded the motion. The motion failed.

Ned McGrath moved the structure is historically significant based on its age. Glenn Richards seconded the motion. The motion was approved.

Sarah White moved the structure is not preferably preserved and a public hearing would not be necessary. Ned McGrath seconded the motion. The motion was approved.

Andrew Plum

7-9 Elm Street

Historical Significance Determination

Sarah White moved the structure is historically significant. Glenn Richards seconded the motion. The motion was approved.

Sarah White moved to schedule a public hearing for the July 25 meeting. Ron Ziembra seconded the motion. The motion was approved.

19 Merrill Street

A discussion with the Planning Director and Building Commissioner on the demolition of the structure at 19 Merrill Street will take place at the July 11 meeting.

4. Public Hearings

Plum Island LLC

79 Parker Street

Adam Costa represented the applicant, who is proposing to demolish a sunroom, summer kitchen, garage and barn. The Commission members visited the site on June 16. The applicant checked both the full and partial demolition boxes on the application. The Planning Office advertised the public hearing as being for a partial demolition only. The process will be amended to allow only one checked box per application. The ordinance does not require that plans be submitted for full demolition applications. Attorney Costa asked the Commission members to take two votes. A primary vote would allow the partial demolition of the structure, as is depicted in the submitted plans. A second vote would allow the applicant to demolish the structure if the necessary permits from other boards are not received. The Commission members expressed their displeasure with the applicant's intention to start the clock ticking on a full demolition.

The hearing was opened to comments from the public. Stephanie Niketic, 93 High Street, said a preference for the preservation of the farmhouse was expressed at the Zoning Board meeting. A full demolition was not discussed. She urged the Commission members not to vote on the full demolition. Rob Germinara, 2 Ashland Street, agreed with the comment made by Ms. Niketic. He stated his opinion that the barn is more than 100 years old.

Sarah White explained the procedural issues. The legal notice was published for a partial demolition and the abutters have not been notified of the full demolition application. The Commission members would only be able to vote on an application that has been legally advertised. Attorney Costa asked for a continuance on the full demolition application.

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Sarah White moved to approve the application for the partial demolition of 79 Parker Street in accordance with the submitted plan. Ned McGrath seconded the motion. The motion was approved.

Sarah White moved to continue the public hearing for the full demolition of 79 Parker Street to the August 8 meeting. Glenn Richards seconded the motion. The motion was approved.

After speaking with the property owner, Attorney Costa requested that the full demolition application be withdrawn. Sarah White moved accept the withdrawal of the application for full demolition of 79 Parker Street without prejudice. Stephen Dodge seconded the motion. The motion was approved.

5. Minutes

Sarah White moved to approve of the minutes of the June 13, 2018 meeting. Malcolm Carnwath seconded the motion. The motion was approved.

6. Adjournment

Glenn Richards moved to adjourn the meeting at 9:25 p.m. Christopher Fay seconded the motion. The motion was approved.