

Newburyport Historical Commission
City Hall Conference Room
June 8, 2016
Minutes

1. Call to Order

Chair Sarah White called a regular meeting of the Newburyport Historical Commission to order at 7:31 p.m.

2. Roll Call

In attendance were members Sarah White, Malcolm Carnwath, Ned McGrath, Stephen Dodge and Mark Bilodeau. James Bone was also in attendance.

3. Demolition Applications

Brettonwood Development, Inc.

2-4 Willow Avenue

Roofline Change

Donald Jay described the plan to change the roofline at 2-4 Willow Street. Two gable-roofed structures are connected through a section with a low-pitched roof. Mr. Jay wishes to raise the roofline of this section to the height of the roofline on the rear structure. The new roofline would be below that of the front ridgeline.

Sarah White moved approve the roofline change with the conditions the proper reveal shall be used on the siding, the roofline on the two main structures shall not be changed, the gable returns shall remain as they are, two-over-two windows with exterior muntins shall be used and components of the structure not used shall be given to the City or a non-profit organization for reuse. Mark Bilodeau seconded the motion. The motion was unanimously approved.

4. Public Hearings

Eric Primack, RSN Realty

27 Warren Street

Roofline Change

The applicant is proposing to convert a four-unit structure to two townhouses. He wishes to increase the amount of living area by adding dormers to the front façade. A two-story addition would be constructed at the rear of the structure to accommodate a stairway to the third floor. Based on comments made at the last meeting, the proposed shed dormers were changed to gable dormers and a pitched roof replaced the flat roof planned for the addition.

Sarah White opened the hearing to comments from the public. Tom Kolterjahn, 64 Federal Street, said the chimneys should not have been removed from this late 18th century Georgian building. He said the plans that were originally submitted were not compatible with structure. The gable dormers are an improvement over the shed dormers, but dormers were historically not found on the street and he would prefer them not to be added. The front entrance is an important feature and is currently a combination of Greek Revival and Italianate styles. He recommended the original clapboards be retained if they exist under the siding and an exposure of no greater than 3.5 inches is used if new clapboards are added. He encouraged Mr. Primack to

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install six-over-six windows and line them up symmetrically. The addition at the rear of the structure should be stepped in on both sides.

Julie Jane, 22 Dove Street, and Brian Callahan, 29 Warren Street, both were concerned about privacy, given the close proximity of the houses in the neighborhood and the small yards. Mr. Primark said the rear and roof decks would be removed, which should create more privacy in the neighboring yards. Leslie Eckholdt, 36 Warren Street, said the dormers would be detrimental to the context of the neighborhood.

Sarah White closed the public comment portion of the hearing and asked for input from the Commission members. Ned McGrath said he would prefer wood clapboards be used rather than the proposed Hardy Plank. Mark Bilodeau said the dormers are incompatible with the structure. Sarah White said the size and massing of the dormers are inappropriate and the dormers should not contain double windows. The Commission members and applicant discussed at length ways in which the floor plan might be altered to alleviate the need for dormers. The applicant was asked to provide a revised plan for the dormers. Careful attention is to be paid to the trim detail. The dormers should be low profile with a single window. The Commission members will provide examples of acceptable dormer designs. Alternatives with both two and three dormers will be submitted. The public hearing was continued to the June 22 meeting.

5. Correspondence

None

6. Minutes

Malcolm Carnwath moved to approve the minutes of the March 9, 2016 meeting as submitted. Mark Bilodeau seconded the motion. The motion was unanimously approved.

Malcolm Carnwath moved to approve the minutes of the May 25, 2016 meeting as submitted. Ned McGrath seconded the motion. The motion was unanimously approved.

7. Adjournment

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