

CITY OF NEWBURYPORT
HISTORICAL COMMISSION
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400

At a public hearing held on 4/23/20 and continued to 5/14/20, the Newburyport Historical Commission (NHC) reviewed the following application pursuant to the City's Code of Ordinances Article X - Building Demolition:

Applicant: Michael J. Gray
Property Address: **12 Harrison Street**
Age of structure: 1850 (est.)
Architectural style: Georgian
Description of request: a roof line change

After the public hearing, the NHC has determined that the structure shall be:

- Preferably Preserved. A demolition permit for this structure shall not be issued for a period of one year from the date of this report.
- Released for demolition. The applicant may proceed to the Building Department to apply for a demolition permit.

Notes:

The NHC voted 5-2 to allow the demolition permit with a change to narrower corner boards and the proviso that the applicant consider window changes as well. As required by ordinance, the NHC (chair) shall provide written documentation to the building commissioner about the demolition plan, partly summarized here.

Additional Details:

For this second public hearing, the applicant was joined by legal counsel Mark Griffin and the architect Barry Ganek, and provided plans revised as follows:

- Rise in overall roof height reduced from 3 feet to 1.5 feet
- Omission of "brackets" from front fascia
- Exterior cladding to be all clapboard with 4" exposure, no brick or shiplap boards.
- Windows changed from 9 over 9 to 6 over 6 sashes, and changes to front entrance omitted

- A roof deck was added to the South side wing

The new plans had some inconsistencies in the renderings, which were acknowledged and explained as a software problem.

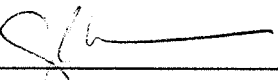
The commission agreed that many aspects of the overall plan would improve upon the existing structure by removing poorly designed or executed additions, but several members still had concerns over some aspects, including the overall size (massing) and the roof decks. Attorney Griffin argued that the commission's purview is restricted to only the "roof line" and no other aspects of the overall project. The chair stated that this was not his understanding of the ordinance, and asked for an opinion from City Planner, Andy Port, who said he believed that the NHC should be able to review any aspects of the project that relate to the roof line change. In the opinion of the chair, this left ambiguity as to the ultimate authority of the NHC, and a public meeting being conducted virtually over the internet was not the time or place to resolve the matter.

Ultimately, since the applicant expressed willingness to consider recommendations made by the commission designed to make the project results more historically accurate and 'period appropriate' with regard to the original part of the structure, a motion was made to allow the project, with the change to narrower corner boards (as was verbally agreed to at the hearing). The motion passed with two dissenting votes.

The specific changes discussed were that the windows on the original part of the structure should use 12 over 8 sashes in what Anderson calls "Reverse Cottage Style" and use full divided lights - both being options available in the model the applicant has specified. Shutters are discouraged as not appropriate, and the vertical corner boards should be reduced from 8" to between 5 and 6 inches. These changes will allow the structure to more closely resemble the photograph shown on the Form B for this property. (The shutters may not have been addressed during the hearing.)

Since this meeting, I again reviewed to relevant ordinance, ARTICLE X, Sec. 5-308, and I believe that the intent of the language is clear: The historical commission is to review the "demolition plan," and may impose a 1-year delay of a permit, unless the "applicant has agreed to accept a demolition permit upon specified conditions approved by the commission." [bold added] refer to (d)(1)(b)

The name typed below represents the intent to sign the foregoing document:



Glenn Richards, Chair

05/19/20
Date