



CITY OF NEWBURYPORT  
HISTORICAL COMMISSION  
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## DOD Historical Report

**Meeting Date** 13 February, 2020

**Property Address** 31-35 Market Square

**Applicant** Vera Ristorante, LLC; John A, Santaniello

**Project description** Replace existing windows on first floor, facing Market Square.

**Plan(s) of Record:** Application and documents submitted on 6 Feb. 2020;

**Significance of the historic building/structure proposed for demolition:**

This project does not appear to call for demolition of historic building fabric or features. The expected demolition is to windows that are clearly not original historic fabric.

**The relative importance of such historic building/structure to its setting within the District:**

This building is a very prominent historical structure, located in the very heart of the historic downtown center, so preservation and sensitive replacement of windows, doors, etc. is critical, lest irreplaceable features be lost or inappropriate changes be made that may result in an adverse impact on this important locale.

**Recommendation to SPGA:**

The commission was unable to effectively review this application because neither the applicant nor a representative appeared for the meeting, and the application as submitted was not complete, lacking a rendering of how the proposed windows would appear as installed. We would like to have a further review with the applicant before further action is taken by the SPGA, the Planning Board.

The commission did review the narrative and plans submitted (a single large-format sheet) and we have serious reservations as to whether the proposed windows are compatible, historically and stylistically, with other windows in this building and around Market Square.

1. The proposal calls for installing fanlights above the windows, where there are none at present, and to match existing fanlights over the doors. However, those fanlights are not period-appropriate, nor do they harmonize well with either the existing fenestration or that which is proposed. We recommend that given the rectilinear opening on this façade – unlike the arched window openings on the side exterior – fanlight panes with a vertical, rather than horizontal, orientation be used. As example of this may be seen directly across Merrimack Street on a similar storefront. (*See Illustration 1*)

2. The proposed windows seem rather 'busy,' in that there are a large number of small panes or lights; commercial applications more commonly use larger panes, even in historical settings. We appreciate that the plans call for muntin design to be similar to those on the Inn Street side, but we would really like to review these details with the applicant and his designer (KWH Design?).



*Illustration 1: Storefront on Market Sq. with fanlights over the doors.*

Submitted 18 February, 2020  
Glenn Richards, Chair  
Newburyport Historical Commission