

Newburyport Historical Commission

January 11, 2024

Online Meeting

Draft Minutes

1. Call to Order

Chair Glenn Richards called an online meeting of the Newburyport Historical Commission to order at 7:00 p.m.

2. Roll Call

In attendance were members Biff Bouse, Joe Morgan, Glenn Richards, Christopher Fay, Andrew Bernhardt and Chris Sawtelle and alternate member Allen Marquis. Member Marc Cendron and alternate member Ed Noymer were absent. Also in attendance were Planner Katelyn Sullivan and note taker Gretchen Joy.

3. Demolition Delay Applications

a) 11 Greenleaf Street

At the December 14 meeting, the Demolition Delay was imposed and then lifted, as the plans were approved as submitted. The item was placed on the agenda of this meeting after it was found the abutters had not been properly noticed, but the time allowed for action has now lapsed.

b) 27 Carter Street

Lisa Mead represented the applicant, who is proposing to change the roofline of a single-family house that was constructed around 1870 according to the District Data Sheets. The structure first appears on the 1888 Sanborn map. Attorney Mead said a form of the one-story addition at the rear of the structure appeared on that map, but it has been modified significantly over the years and it is in poor condition.

Andrew Bernhardt moved the structure is historically significant and considered for preservation. Christopher Fay seconded the motion. The motion was approved by a 6-1 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, yes; Christopher Fay, no; Chris Sawtelle, yes; Andrew Bernhardt, yes; Allen Marquis, yes).

The applicant is proposing to remove the roof of the one-story rear addition and construct a second story above it. The footprint of the structure would not change and the roofline of the main part of the structure would not be disturbed. The addition would create 210 square feet of new usable floor space. Attorney Mead said only 38 square feet of new wall area would be visible from Carter Street. The roof of the addition would be lower than that of the main structure. The addition would be clad in red cedar clapboards and corner boards would be installed. A letter of support was received from the abutter at 29 Carter Street.

Joe Morgan said it would be awkward to have a sloped roof intersecting a gable. He would prefer for the addition to have a flat roof. Biff Bouse said that if the roof were flat, the third floor window could be retained.

Andrew Bernhardt moved the structure is preferably preserved. Biff Bouse seconded the motion. The motion was approved by a 6-1 vote (Glenn Richards, yes; Biff

Bouse, yes; Joe Morgan, yes; Christopher Fay, no; Chris Sawtelle, yes; Andrew Bernhardt, yes; Allen Marquis, yes).

Biff Bouse moved to accept the plans as presented and lift the Demolition Delay. Joe Morgan seconded the motion. The motion was approved by a 7-0 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, yes; Christopher Fay, yes; Chris Sawtelle, yes; Andrew Bernhardt, yes; Allen Marquis, yes).

4. DCOD/DOD Advisory Review

a) 4 Otis Place

Doug Deschenes and Aileen Graf represented the applicant, who is proposing to construct an addition to a single-family home that was constructed around 1890. The structure is in the DOD and a special permit from the Planning Board is needed.

The applicant is proposing to add a second story over an existing one-story section at the rear of the structure. The existing dormers on the rear façade would be removed. The appearance of the dormers is unusual and it is not known if they are original. A one-story addition would be constructed to fill in the corner, which would add 33 square feet to the footprint of the structure. The second-story addition would have a gambrel roof to match the existing roofline, and the roof on the one-story addition would be hipped. The existing one-over-one windows are not original and would be replaced with two-over-two windows.

Attorney Deschenes said the proposed additions are modest in size and located at the rear of the home. They would not increase the height of the structure and would not be readily visible from the street. The size, scale, color, style and materials of the additions would be in keeping with those of the existing structure and other homes in the neighborhood. The additions would not disrupt the form or integrity of the home or lot or their setting in the DOD.

Allen Marquis said the additions would not be noticeable from the street. Andrew Bernhardt said the proposed modifications and removal of the dormers would improve the structure. Biff Bouse noted that the character of the street different from that of the surrounding neighborhoods. The other members also expressed their support for the application and agreed the additions would be modest.

5. Correspondence

- MHC announced the next round of the Massachusetts Preservation Project Fund grant program.
- MHC sent a letter stating its staff has determined the antennae installation project at 30 Pleasant Street would have no adverse effect with the condition the Historical Commission shall provide written approval. The project has been postponed indefinitely.
- MHC sent a letter stating its staff has determined that the Bartlet Mall Frog Pond Project would have no adverse effect on the historic properties.

6. Minutes

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Biff Bouse moved to approve the minutes of the November 9 meeting. Chris Sawtelle seconded the motion. The motion was approved by a 7-0 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, yes; Andrew Bernhardt, yes; Chris Sawtelle, yes; Christopher Fay, yes; Allen Marquis, yes.)

Biff Bouse moved to approve the minutes of the December 14 meeting. Glenn Richards seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, yes; Andrew Bernhardt, abstain; Chris Sawtelle, abstain; Christopher Fay, abstain; Allen Marquis, yes.)

7. Adjournment

Christopher Fay moved to adjourn the meeting at 8:30 p.m. Joe Morgan seconded the motion. The motion was approved.