

Newburyport Historical Commission

January 13, 2022

Online Meeting

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 Joe Morgan, Glenn Richards, Peter McNamee, Christopher Fay and Malcolm Carnwath. Also in attendance were Planning Director Andy Port, Planner Katelyn Sullivan and note taker Gretchen Joy.

3. Demolition Delay Applications

33 Lafayette Street

Lisa Mead and Scott Brown represented the applicant. Attorney Mead said the structure was built around 1920. The first floor addition on the Highland Avenue side of the structure appeared on the 1924 Assessor's map.

Joe Morgan moved that the structure is historically significant and considered for preservation. Peter McNamee seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

No one from the public spoke in favor of or in opposition to the proposal. The applicant is proposing to construct a second story above the one-story addition. The footprint of the building would not be changed. The roof of the addition would be lower than that of the main structure. The existing third floor window would be replaced to match the new windows in the addition. The addition would contain a powder room on the first floor and a bathroom and closet on the second floor. Due to the need for privacy, the windows would be smaller than those in the remainder of the structure. The proposed shiplap for the addition would distinguish it from the main structure, which is shingled.

Peter McNamee moved that the structure is preferably preserved. Christopher Fay seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

Malcolm Carnwath moved to approve the plans as submitted and lift the Demolition Delay. Joe Morgan seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

68 Milk Street

John Raimo said the house was built in 1850. A small one-story addition with its own foundation was made to the rear of the structure at a date that has not been determined.

Joe Morgan moved that the structure is historically significant and considered for preservation. Peter McNamee seconded the motion. The motion was approved by a

5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

No one from the public spoke in favor of or in opposition to the proposal. Mr. Raimo said he is proposing to raise the roof of the rear one-story addition. It would be changed from a gabled roof to a shed roof. The height of the roof would be increased 15 inches. The ceiling height in the addition is 22 inches lower than that throughout the remainder of the structure. The roofline change would make the ceiling height consistent on the first floor.

Malcolm Carnwath moved that the structure is preferably preserved. Christopher Fay seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

Malcolm Carnwath moved to approve the plans as submitted and lift the Demolition Delay. Christopher Fay seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

40 Winter Street

Lisa Mead and Larry Reeves represented the applicant. The structure was built around 1920 and appears to have been moved to this property from a different location, perhaps the other side of Winter Street. The property was shown as vacant on a 1934 map recorded at the Registry of Deeds. The house appears to have been moved sometime between 1941 and 1946.

Joe Morgan moved that the structure is historically significant and considered for preservation. Christopher Fay seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

No one from the public spoke in favor of or in opposition to the proposal. The applicant is proposing to construct an addition to the rear of the structure. The roof of the addition would overlay the existing roof. The height of the addition would be lower than that of the original structure. The existing siding would be removed. The wood clapboards will be restored if possible and if not, would be replaced with a composite material.

Attorney Mead said the addition would be minimally visible from the street. The original windows would be restored. One window that has been in storage will be reused. The windows in the addition would be two-over-one to match those in the main structure.

Joe Morgan said the design works well with the existing structure. It would not have an adverse impact on the historical value of the house. Christopher Fay said the addition would overwhelm the back of the house. Peter McNamee said wood clapboards would have a better appearance than composite siding. Larry Reeves said that a thicker composite material is now available that creates deeper shadow lines.

Attorney Mead said the applicant wishes to install a 30" x 30" skylight to provide light in the attic. The skylight has not been shown in the plans. Glenn Richards said he

would be reluctant to approve plans that are not complete. Attorney Mead made a commitment to request a modification to the approved plans.

Peter McNamee moved that the structure is preferably preserved. Joe Morgan seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

Malcolm Carnwath moved to approve the plans as submitted and lift the Demolition Delay. Joe Morgan seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

303 High Street

Lisa Mead represented the applicant. The side-hall Italianate structure was constructed around 1875. A porch and a one-story addition at the rear were constructed at a later date.

Malcolm Carnwath moved that the structure is historically significant and considered for preservation. Joe Morgan seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

No one from the public spoke in favor of or in opposition to the proposal. Attorney Mead said a second story would be constructed above the first floor addition. A one-story addition would be connected to this. A second-story bumpout would match the existing first-floor bay window on the left side of the structure. The addition would be of the same materials as the existing structure.

Joe Morgan said the design is chaotic but the addition would be subordinate to the original structure and would not detract from it. Peter McNamee said he agrees the design is chaotic but he does not dislike it. Christopher Fay said the addition is overwhelming. He is concerned about the view from North Atkinson Street. Glenn Richards said the addition would be stepped back from the historic structure and its roofline would step down. He said it would not have a significant deleterious impact. Malcolm Carnwath said he likes the plan.

Peter McNamee moved that the structure is preferably preserved. Joe Morgan seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

Joe Morgan moved to approve the plans as submitted and lift the Demolition Delay. Peter McNamee seconded the motion. The motion was approved by a 4-1 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, no; Malcolm Carnwath, yes).

4. Amended Demolition Plans

4 Plum Street

Lisa Mead and Jeff Allsopp represented the applicant and described the changes that have been made to the plans. Clapboards would be used for the addition to distinguish it from the shingled existing structure. The dormer has been redesigned so that it would not be as broad across the roof. The change to a gabled roof reduces the scale of the dormer. Attorney Mead said several abutters have submitted letters of support.

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No one from the public spoke in favor of or in opposition to the proposal. Peter McNamee said he likes the changes that have been made to the plans.

Joe Morgan said 23 Elm Street is the same property as 4 Plum Street. The National Register of Historic Places shows the structure at 23 Elm Street as dating from 1750 and the house might be older than expected. Its position on the corner makes it highly visible and it is a part of the Elm Street historical streetscape. It might be a historic landmark building. The Commission should know more about the structure before releasing it.

Malcolm Carnwath said the antique house is special and the neighborhood is important. Christopher Fay said walking the small streets in this neighborhood is like stepping back in time. He said the plans would result in the loss of the historic house.

Attorney Mead said additions have been made to the sides and backs of other houses in the neighborhood. Changes have been made to allow for modern living. The rooflines on Elm Street are not uninterrupted. She asked if the Commission would approve the plans if the dormer were to be removed.

Joe Morgan said he would like to further research the building. The Commission should consider if an addition of any type would be appropriate for the structure. Christopher Fay said his concerns extend beyond the dormer. Malcolm Carnwath the removal of the dormer would be a step in the right direction but he also wants to give more consideration to the impact of the addition. Glenn Richards said the ridge height of the addition should not match that of the original structure.

Malcolm Carnwath moved to continue the matter to the January 27 meeting. Joe Morgan seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

5. DOD/DCOD Advisory Review

79 High Street

Lisa Mead and Chip Nutter represented the applicant and requested that the NHC send a report to the Planning Board on the historic structure and its relative importance to its setting within the DOD. The applicant is proposing to change the location of some windows, which would result in the demolition of 2.8% of the structure. No changes are being proposed for the footprint.

The structure was built around 1845. A round room and ell were constructed between 1900 and 1906. A dormer was added in 1977 and an addition was constructed at the rear in 1985.

The existing six-over-six windows are not original to the structure. They would be replaced with more historically appropriate two-over-one windows. Windows of this style can be seen in a photograph from 1900. All of the windows in the historic structure except those framing the front door and those in the round room would be replaced. The new windows would be aluminum-clad simulated divided lights with grids on both the interior and exterior. The Window Woman of New England has been consulted about the project.

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The front door, transom and sidelights would be repaired and restored. The large window to the side of the entrance would be replaced with two two-over-one windows.

The windows in the round room would also be restored. These windows are one-over-one. A six-over-six grid was pasted to the windows and will be removed.

The windows in the modern addition would be replaced as well. The openings would be made larger to be consistent with those of the historic structure.

The trim on the original structure and the ell would be repaired and replaced with wood trim where necessary. The trim around the windows would be replaced with new wood trim of the same profile as the existing trim. The shutters would be replaced with wood ones. The vinyl siding would be replaced with wood clapboards.

The matter was opened to comments from the public. Stephanie Niketic, 93 High Street, said she appreciates the level of interest being given to the windows. She would like the windows to be inventoried. Attorney Mead said an inventory is a part of the plan.

Joe Morgan said it would be a shame to invest in the building without removing the inappropriate addition. In his opinion, the building should be restored and an addition should be constructed that would meet the Standards of the Secretary of the Interior.

Peter McNamee asked about the windows in the round room. Attorney Mead said the Window Woman believes the windows are original. The glass is curved. The applicant intends to add storm windows, which are not shown on the drawings. Mr. McNamee said it would be a shame to cover the curved glass with a flat plane.

Glenn Richards will circulate a draft report for review and approval at the next meeting.

6. General Business

Newburyport Black History Initiative

The Commission members have not had the opportunity to review the CPA application for interpretive signage. The matter will be discussed at the next meeting.

7. Minutes

Christopher Fay moved to approve the minutes of the December 16 meeting. Joe Morgan seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).

8. Annual Election of Officers

Malcolm Carnwath moved to nominate Glenn Richards as Chair. Joe Morgan seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, abstain; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Marc Cendron, yes; Malcolm Carnwath, yes).

9. Adjournment

Malcolm Carnwath moved to adjourn the meeting at 9:46 p.m. Christopher Fay seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Joe Morgan, yes; Peter McNamee, yes; Christopher Fay, yes; Malcolm Carnwath, yes).