

Newburyport Historical Commission

April 9, 2020
Online Meeting
Minutes

1. Call to Order

Chair Glenn Richards called a regular meeting of the Newburyport Historical Commission to order at 7:04 p.m.

2. Roll Call

In attendance were members Ron Ziembra, Christopher Fay, Glenn Richards and Patricia Peknik. Malcolm Carnwath participated in a limited capacity. Peter McNamee was absent. Also in attendance were Planning Director Andy Port, Planner Katelyn Sullivan and note taker Gretchen Joy.

3. Demolition Delay Applications

Glenn Richards announced that the Commission would make determinations of historical significance but public hearings would be scheduled for a future meeting in order to satisfy the requirements of the open meeting law.

J&M Contractors, LLC c/o Lisa Mead, Mead, Talerman & Costa, LLC

35 Oakland Street

Full Building Demolition (shed)

Lisa Mead represented the applicant, who is proposing to demolish an accessory structure that was constructed between 1850 and 1875. She said the 10' x 18' structure is made of both old and new materials and is in poor condition. She called the structure a shed and said it is not large enough to be a garage. There is no Form B for the structure.

Patricia Peknik disagreed that the structure is not large enough to have been a garage and pointed out its location at the end of what would have been the driveway. She said she does not like to lose these old outbuildings but often they have not been properly maintained. Glenn Richards and Christopher Fay agreed that the structure is interesting but has been neglected.

Patricia Peknik moved that the structure is historically significant but not preferentially preserved. Glenn Richards seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Christopher Fay, yes; Ron Ziembra, yes; Malcolm Carnwath, absent).

Kim and Mark Mikitka c/o Lisa Mead, Mead, Talerman & Costa, LLC

37 Reservation Terrace

Partial Demolition/Roofline Change

Lisa Mead and Aileen Graf represented the applicants, who are proposing to renovate a cottage that was constructed in 1920 and has been significantly changed over time. The applicants are proposing to demolish a one-story addition and replace it over that footprint and the footprint of an adjacent deck. The applicants are also proposing to change the roofline by constructing a second-story addition where there is currently a

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second-story deck. A covered porch with an addition above it would be constructed at the rear of the structure. The Commission members were in agreement that the proposed changes would be an improvement over the existing conditions but did not all share the same opinion on the historical significance of the structure.

Christopher Fay moved that the structure is historically significant but not preferably preserved. Patricia Peknik seconded the motion. The motion did not carry (Glenn Richards, no; Patricia Peknik, yes; Christopher Fay, yes; Ron Ziemba, no; Malcolm Carnwath, absent).

Ron Ziemba moved that the structure is not historically significant and to release it for demolition. Glenn Richards seconded the motion. The motion did not carry (Glenn Richards, yes; Patricia Peknik, no; Christopher Fay, no; Ron Ziemba, yes; Malcolm Carnwath, absent).

The Commission members discussed their three alternatives. A vote that the structure is not historically significant would allow its demolition. A vote that the structure is historically significant but not preferably preserved would allow the applicant to proceed with the plans as presented. In this scenario, the applicant would not be allowed to demolish the structure and a public hearing would not be required. A vote that the structure is historically significant and preferably preserved would require a public hearing on the proposed changes. Attorney Mead said the applicants have no intention of demolishing the structure.

Christopher Fay moved that the structure is historically significant but not preferably preserved. Patricia Peknik seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, no; Patricia Peknik, yes; Christopher Fay, yes; Ron Ziemba, no; Malcolm Carnwath, yes).

Redco Construction, Inc. c/o Lisa Mead, Mead, Talerman & Costa, LLC

3-5 School Street

Partial Demolition/Roofline Change

Lisa Mead represented the applicant and requested a continuance. Glenn Richards moved to continue the application to the May 14 meeting. Christopher Fay seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Christopher Fay, yes; Ron Ziemba, yes; Malcolm Carnwath, yes).

Michael J. Gray

12 Harrison Street

Roofline Change

Michael Gray is proposing to revert a two-family structure to a single-family house. The roofline would be changed on the main part of the structure to be more in keeping with its original form.

Glenn Richards moved that the structure is historically significant and preferably preserved. Patricia Peknik seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Christopher Fay, yes; Ron Ziemba, yes; Malcolm Carnwath, absent). A public hearing will be scheduled for April 23.

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4. Minutes

The approval of the minutes of the March 26, 2020, meeting was tabled.

5. Adjournment

Patricia Peknik moved to adjourn the meeting at 8:02 p.m. Glenn Richards seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Christopher Fay, yes; Ron Ziemba, yes; Malcolm Carnwath, absent;).