

## **Newburyport Historical Commission**

April 13, 2023  
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 Glenn Richards, Joe Morgan, Biff Bouse, Christopher Fay, and Chris Sawtelle. Andrew Bernhardt and Marc Cendron were absent. Also in attendance were Planner Katelyn Sullivan and note taker Gretchen Joy.

### **3. Demolition Delay Applications**

#### **a) 58 Jefferson Street**

Ben Taylor represented the applicant. The side hall Italianate structure was constructed around 1870. It has no Form B and is listed as contributing on the District Data Sheets. A 12' x 16' single-story addition was constructed in 2001 and four gable dormers were added around 2005. The date that a mudroom was added to the rear of the structure is not known, but did not appear on the 1924 Assessors map.

Biff Bouse moved 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; Biff Bouse, yes; Joe Morgan, yes; Christopher Fay, yes; Chris Sawtelle, yes).

The applicant is proposing to remove the one-story rear portion of the structure and deck and construct a two-story addition on a larger footprint. The height of the new addition would be lower than that of the main structure. It would be clad with cedar clapboards and have wood trim and corner boards and six-over-six simulated-divided-light windows.

Christopher Fay said the front of the house would not change. The work would consist of the replacement of an addition with another addition.

Biff Bouse said that in general he does not like to see an increase in size like this. It changes the home from what it was and changes the neighborhood.

Chris Sawtelle said the proposed addition would be a better complement to the main house than the existing one and the main house would not be touched. Joe Morgan said the proposal is an appropriate solution for the structure.

Biff Bouse moved the structure is preferably preserved. Joe Morgan seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, yes; Christopher Fay, yes; Chris Sawtelle, yes).

Joe Morgan moved to approve the plans as presented and lift the Demolition Delay. Biff Bouse seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, yes; Christopher Fay, yes; Chris Sawtelle, yes).

**b) 71 High Street**

Doug Deschenes represented the applicant. The original structure on the property was constructed in 1885 and was demolished after a foreclosure sale in 1937. The single-family brick house and garage that replaced dates it from 1950 according to the District Data Sheets, where it is listed as intrusive. The records in the Assessor's Office indicated the structure was built in 1937.

Biff Bouse commented that while he understands a structure dating from 1950 would be considered intrusive at the time the District Data Sheets were prepared in the 1980s, the original two-car garage with its smaller scale would have more historical interest if its actual construction date was 1937.

Christopher Fay moved the structure is historically significant and considered for preservation. Bill Bouse seconded the motion. The motion was approved by a 4-1 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, no; Christopher Fay, yes; Chris Sawtelle, yes).

The applicant is proposing to remove the existing two-car garage. It would be replaced with an attached two-car garage on a larger footprint. The height of the garage would be increased and it would extend towards High Street. A two-story addition and covered porch would be constructed at the rear of the house. A new garage would also be constructed at the rear of the property.

Aileen Graf said the scale of the garage would increase to improve its function. The connection from the garage to the house would be enclosed. All of the existing six-over-six windows in the main structure would be replaced with six-over-one windows with simulated divided lights. The windows on the first floor of the front façade would be lengthened, while the size of the window openings on the second story would remain the same. The shutters would be removed. The slate roof would be replaced with architectural shingles.

Attorney Deschenes said the High Street Residential A District, where the rear-yard setback requirement is 300 feet. The proposed garage would be moved closer to High Street to maintain this setback.

Joe Morgan commented that the lot area requirement in this district is 60,000 square feet and it is a crime that such a large property could not be made available for the provision of much needed housing, even if through a developed housing solution.

Biff Bouse asked about the decision to use horizontal cedar siding for the garage and addition rather than brick. Ms. Graf said the existing brick would be difficult to match and a lighter frame was desired for the addition.

Glenn Richards said the house would not be much changed and would still be intrusive.

Biff Bouse moved the structure is preferably preserved. Joe Morgan seconded the motion. The motion was approved by a 4-1 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, no; Christopher Fay, yes; Chris Sawtelle, yes).

Glenn Richards moved to approve the plans as presented and lift the Demolition Delay with the condition that the new windows in the existing structure shall be simulated divided lights with three dimensional muntins. Biff Bouse seconded the

motion. The motion was approved by a 4-1 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, yes; Christopher Fay, no; Chris Sawtelle, yes).

**4. General Business**

None

**5. Correspondence**

None

**6. Updates from the Chair**

Glenn Richards reminded the Commissioners about the information session on Boards and Commissions that is to be held on May 4.

**7. Minutes**

Biff Bouse moved to approve the minutes of the March 23 meeting. Chris Sawtelle seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Biff Bouse, yes; Joe Morgan, yes; Christopher Fay, yes; Chris Sawtelle, yes).

**8. Adjournment**

Christopher Fay moved to adjourn the meeting at 8:33 p.m. Joe Morgan seconded the motion. The motion was approved.