

## **Newburyport Historical Commission**

April 28, 2022  
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 Joe Morgan, Glenn Richards, Christopher Fay and Andrew Bernhardt. Marc Cendron and Malcolm Carnwath were absent. Peter McNamee has resigned. Also in attendance were Planner Katelyn Sullivan and note taker Gretchen Joy.

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

#### **257-259 Water Street**

Ben Taylor and Matt Langis represented the applicant, who is proposing to convert a two-family structure to a single-family home. The Demolition Delay was imposed at the April 12 meeting. The plans were revised based on comments made at that meeting. The dormers have been removed and skylights have been added in their place. The size and pattern of the windows on the west façade have been made uniform. In addition, a portico has been proposed for the east entry. The style of the portico would be appropriate with the period of the house. The three windows to the right of the portico would now be retained. The previous plans had shown that these would be replaced by a single window. The two existing windows on the rear gable would be replaced with three larger windows.

No one from the public spoke in favor of or in opposition to the proposal. Joe Morgan said the proposal is acceptable. Andrew Bernhardt and Christopher Fay said they are in favor of the changes that were made to the plans.

Andrew Bernhardt moved to approve the modified plans as submitted and lift the Demolition Delay. Joe Morgan seconded the motion. The motion was approved by 4-0 vote (Glenn Richards, yes; Joe Morgan, yes; Christopher Fay, yes; Marc Cendron, yes; Andrew Bernhardt, yes).

Glenn Richards moved to authorize the Chair to submit a written finding that affirms the structure is historically significant and is significant within the context of its location in the historic setting of the Joppa Historic District and would retain its historic significance after the proposed renovations. Andrew Bernhardt seconded the motion. The motion was approved by 4-0 vote (Glenn Richards, yes; Joe Morgan, yes; Christopher Fay, yes; Andrew Bernhardt, yes).

### **4. DOD/DCOD Advisory Review**

#### **22 Market Street**

Douglas Deschenes and Matt Langis represented the applicant, who is proposing to convert a structure that was built in 1775 from a lodging house to an inn. The structure is currently connected to 26 Market Street. The connector would be removed and 26 Market would be converted to a one or two-family structure. The applicant worked with the Preservation Trust to develop the plans. A second-story deck located above a single-

story addition would be removed and an addition would be constructed in its place. Three dog-house dormers would be installed on the front facade. The addition would be clad with cedar shingles. The early windows and historical trim would be preserved, the gambrel roof shape would be restored, the window transom would be returned, the door surround would be preserved and the historic chimney would be restored.

The meeting was opened to comments from the public. Stephanie Niketic, 93 High Street, read a letter from Tom Kolterjahn, who complimented the applicant for contacting the Preservation Trust about the preservation of the structure and willingly incorporated the suggestions into the plans. Ms. Niketic added that architect Linda Miller determined that the proposed dormers would be appropriate for the structure. The report will be drafted for review at the May 12 meeting.

## **5. General Business**

### **344 Merrimac Street**

#### **Review of Proposed Preservation Restriction**

Nick Cracknell represented the applicant, who is seeking a Planning Board VI-C Special Permit to construct two structures on a single lot. The proposal has received a ZBA Variance.

As a part of the required public benefit, the applicant is proposing to place a Preservation Restriction on the 1805 Levi Carr house. The Historical Commission would hold the Preservation Restriction. Mr. Cracknell said the restriction has been drafted but more work is needed. He reviewed the elements of the proposed restriction. The house would be converted back to a single-family structure from two condo units. The vinyl windows would be replaced with double hung, wood simulated divided lights. Wood shutters would be added, the chimney would be repaired and repointed and the aluminum gutters and downspouts would be replaced with copper. The wood clapboards would be repaired and repainted, the concrete walkway would be replaced with brick and the front door would be replaced with a four-panel, solid wood door. A granite landing with metal railings would be installed and a brick veneer would be applied to the foundation. The shed in the rear yard would be removed. A Cape-style structure with a detached two-car garage would be constructed on Union Place.

A site visit will take place on May 7 at 9:00 a.m. The item will be added to the agenda of the May 12 meeting.

## **6. Minutes**

Andrew Bernhardt moved to approve the minutes of the April 14 meeting. Joe Morgan seconded the motion. The motion was approved by 4-0 vote (Glenn Richards, yes; Joe Morgan, yes; Christopher Fay, Andrew Bernhardt, yes).

## **7. Adjournment**

Joe Morgan moved to adjourn the meeting at 8:50 p.m. Andrew Bernhardt seconded the motion. The motion was approved by 4-0 vote (Glenn Richards, yes; Joe Morgan, yes; Christopher Fay, yes; Andrew Bernhardt, yes).