

## **Newburyport Historical Commission**

May 14, 2020  
Online Meeting  
Minutes

### **1. Call to Order**

Chair Glenn Richards called a regular meeting of the Newburyport Historical Commission to order at 7:02 p.m.

### **2. Roll Call**

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

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

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

3-5 School Street

Partial Demolition/Roofline Change

The applicant requested a continuance. Glenn Richards moved to continue the application to the May 28 meeting. Christopher Fay seconded the motion. The motion was approved by a 6-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Christopher Fay, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes; Malcolm Carnwath, absent).

#### **Michael J. Gray**

12 Harrison Street

Roofline Change

Mark Griffin and Barry Ganek represented the applicant. The plans have been revised based on comments made at the last meeting. The roof would be raised 18 inches instead of the three feet that was previously proposed. Clapboards would be used for all of the facades, including the sides where brick had been originally proposed. The transom and side lights would not be installed at the front entrance and brackets would not be added at the edge of the roof. The windows would be six over six. These have been shown in the plan but the rendering has not been changed to reflect this.

Attorney Griffin said the applicant has made concessions with regards to the materials to be used on the structure even though they are not related to the roofline change. The roof deck has not been removed from the plans. He said the jurisdiction of the Commission for roofline changes in the DCOD is narrow. Focus should be on any change to the height of the roofline and how it relates to the form and shape of the structure. Glenn Richards said the Commission has the authority to review the plans in their entirety for a demolition permit. Andy Port added the roofline has an integral connection to the desire to install a roof deck. While the deck itself would not be under the jurisdiction of the Commission, the project comes under the purview of the Board because the structure is being modified in order to raise the roof.

No one from the public spoke in favor of or in opposition to the plans. Patricia Peknik asked how much living space would be added to the structure but the applicant did not have the figures available. She said that the massing of the addition and the raising of the roof would serve to subordinate the original structure. She is not in favor of any increase to the height of the main roof. Glenn Richards said the previous additions were not well done and the proposed changes might represent an overall improvement with the exception of the roof deck. He recommended the applicant use 12-over-8 windows and said true divided lights would be preferred. He also said the width of the proposed corner boards would not be appropriate for the age of the structure. The applicant agreed to use 1" x 6" lumber for the corner boards. Peter McNamee said the changes would improve the structure. The awkward elements from the original proposal have been removed. He does not like the roof deck and it is not in keeping with the style of the house, but it would be set back from the street and it does not bother him that it would be visible from the Rail Trail. He said the change in the height of the roof would be apparent and he is not sure if the fascia would soften the impact of the extra height.

Peter McNamee moved to accept the changes as presented and issue the demolition permit with the condition the corner boards shall be six inches wide. Joe Morgan seconded the motion. The motion was approved by a 5-2 vote (Glenn Richards, yes; Patricia Peknik, no; Christopher Fay, no; Peter McNamee, yes; Joe Morgan, yes; Ron Ziamba, yes; Malcolm Carnwath, yes).

#### **4. General Business**

##### **Geoffrey Holmes**

32 Franklin Street

DCOD Historical Report

The applicant previously proposed to remove a two-story addition at the rear of the property and replace it with a three-story addition on the same footprint. The Building Commissioner submitted an email listing the deficiencies of the existing structure and stating it might be better to rebuild on a proper foundation than to make the necessary repairs. Significant changes were made to the plans based on comments from the previous meeting. The Commission members had noted that the planned addition was out of proportion with the original house. The applicant is now proposing to construct a two-story addition with a roof that is 1'-4" higher than the existing condition. The extra height is necessary for head room on the second floor. The ceiling height of the first floor would not change. The peak of the existing roof is at 19'-7" and the new peak will be at 20'-11". The peak was to be at 26'-3" in the original proposal. The applicant has provided a schedule for windows, siding, trim and roofing materials.

Glenn Richards commented that the size and scale of proposal has been much improved. He asked for comments from the public. Lisa Mead of Mead, Talerman and Costa said she represents the abutters to the right and rear of the property who were concerned about the height of the proposed addition. Her clients are appreciative that changes have been made to the plans. Attorney Mead asked for confirmation that there would be no windows in the rear façade. She said a survey plan has not been provided

and because of the proximity of the wall to the lot line, she is concerned about damage to the neighboring property during construction.

Glenn Richard moved to authorize the chair to prepare a report for the Zoning Board that references the need for a survey plan. Peter McNamee seconded the motion. The motion was approved by a 7-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Christopher Fay, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes; Malcolm Carnwath, yes).

### **Museum of Old Newbury**

#### **CPC Application**

Susan Edwards described the plans to restore the cobbled courtyard at the Museum of Old Newbury. The cobbles, which are contemporary to the Cushing House, would be removed, cleaned and replaced. The subsurface would be leveled and a gravel base would be added under a geotextile layer. The lattice fence would be replaced and historically appropriate plant materials would be installed. A granite path that leads to the garden and Perkins Mint would be added to make the courtyard ADA complaint.

Glenn Richards moved to authorize the chair to write a letter of support for the CPA application for the courtyard restoration project on the basis that it would improve a property with a strong historical significance to the community. Ron Ziemba seconded the motion. The motion was approved by a 7-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Christopher Fay, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes; Malcolm Carnwath, yes).

### **5. Approval of Minutes**

Christopher Fay moved to approve of the minutes of the April 23, 2020, meeting as submitted. Malcolm Carnwath seconded the motion. The motion was approved by a 7-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Christopher Fay, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes; Malcolm Carnwath, yes).

### **6. Adjournment**

Malcolm Carnwath moved to adjourn the meeting at 8:23 p.m. Glenn Richards seconded the motion. The motion was unanimously approved.