

## **Newburyport Historical Commission**

September 24, 2020

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, Patricia Peknik, Peter McNamee, Joe Morgan and Ron Ziemba. Christopher Fay and Malcolm Carnwath were absent. Also in attendance were Planner Katelyn Sullivan and note taker Gretchen Joy.

### **3. Demolition Delay**

#### **Crane Properties, LLC**

**123 State Street**

#### **Partial Building Demolition**

Lisa Mead and Bill Nolan represented the applicant, who is proposing to remove the later-added rear portion of an 1875 second-empire structure. A portion of the rear wall would also be demolished because the new addition would be larger than the section that would be replaced. This would result in the removal of two of the three arched dormers from the rear facade. A bump out on the south side would also be demolished. A total of 466 square feet of floor space would be added to the structure. The front façade would not change, except for two doors that would be converted to windows. The arched windows and slate mansard roof would be retained. The applicant is proposing to install two-over-two Marvin simulated divided light windows. The new roof pitches would match the existing ones and the roof on the addition would not exceed the height of the original structure. Slate would be used for a portion of the new roof. The top would be rubber.

Glenn Richards moved that the structure is historically significant and preferably preserved. Patricia Peknik seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes).

The hearing was opened to comments from the public. Tom Kolterjahn, 64 Federal Street, said the applicant should use cedar clapboards instead of a synthetic material. He said the arched dormers are an important original feature that should be reused if removed. He asked that the applicant not use an aluminum edge on the rubber roof but instead use a different material, such as copper. He stated his preference would be for a smaller addition that does not extend above the edge of the mansard roof of the original structure. Stephanie Niketic, 93 High Street, said she would prefer wood true divided lights. She asked if an appropriate accounting has been made of the amount of rear wall that is to be demolished. Mr. Nolan replied that the replacement windows are to be of a high quality and the siding would be Hardy plank clapboards with a four-inch reveal.

Patricia Peknik said the roof as proposed would negatively impact the structure. The addition should be subordinate to the original structure. The addition could be

longer but should not be as wide or as high as the main part of the structure. A third story should not be added, as this would require the removal of the arched dormers. She would like more information to be provided on the architectural details that are to be preserved. Glenn Richards said he finds the style of the addition to be acceptable but its massing is problematic for him. He has reservations about a three-story addition at the rear of the structure. Peter McNamee said he is not bothered by the third floor. It would not be visible from street due to the change in topography. He said wood clapboards should be used. The alternating overlaps that would be created by the Hardy plank on the corners would be a concern. Joe Morgan said the proposal is reasonable and the front and sides of the structure would be well preserved. He said the details on the front facade should be properly restored and would like to receive more information on this. Ron Ziemba said the street level view is what is important and the windows from the rear should not be discarded. He does not have an issue with the size of the addition. Patricia Peknik responded the Commission is charged with the protection of the house, not just its view from the street.

Bill Nolan said that it would be in the best interest of the applicant to reuse the rear windows. Lisa Mead said she would speak with the applicant about the siding material, but it is not something that is regulated. Glenn Richards disagreed with her assessment. He said the role of the Commission is to enforce the standards and he is concerned about inability to create clean corners with Hardy planks.

The Commission members would like to receive more details about the architectural features on the main house that are to be saved, the specifications for the windows and siding and the treatment of the area underneath the bump outs. The imposition of the Demolition Delay would allow time for the applicant to provide this information. The Commission also would like the plans to indicate that the second-empire windows that would be removed from the rear of the structure would be reused in the addition.

Glenn Richards moved that the Newburyport Historical Commission would allow the interruption of the roof at the rear of the structure with the condition that the addition shall match its second-empire style. Joe Morgan seconded the motion. The motion was approved by a 4-1 vote (Glenn Richards, yes; Patricia Peknik, no; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes).

Glenn Richards moved to impose the Demolition Delay to allow the applicant to provide additional detail on the proposed treatment of the main structure and the addition. Patricia Peknik seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes).

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

##### **Thomas Emery House**

##### **272 High Street**

##### **Preservation Restriction Discussion**

Dylan Peacock described the preservation restriction that the owner of 272 High Street wishes to place on his property in order to protect it. The restriction, which would be held by Historic New England, is very extensive and includes most of the elements of the

house and barn, including the interior features and framing. The Mayor and City Council must approve the restriction in order for it to be perpetual. Without this approval, it would be necessary to renew the restriction in 30 years and then every 20 years thereafter. MHC has given preliminary approval for the restriction.

Patricia Peknik move to recommend that the Mayor and City Council approve a perpetual preservation restriction for 272 High Street. She commented the restriction would be a big gift to the city. Peter McNamee seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes).

**People's United Methodist Church**  
**64 Purchase Street**  
**Preservation Restriction Discussion**

Duncan McBurnie said the church has applied for CPA funds for the work to repair the steeple. Glenn Richards said he was pleased to read that the trim and siding would be replaced by historically significant, and not synthetic material, as has been done in the past. He pointed out some errors that he thought should be corrected. He recommended that the reference to payment in the amount of \$10 as consideration be omitted. He questioned if the signatures of all members would be necessary. Peter McNamee said that consideration is a standard part of contracts and the reference should not be stricken. Joe Morgan said the cupola appears to be eight sided rather than six sided, as was noted in the document. Patricia Peknik said she expected the restriction to include a list of the character-defining features that are to be protected.

Stephanie Niketic said that as a volunteer for the Newburyport Preservation Trust, she worked with the consultant that drafted the preservation restriction. She said the language was based on that of a restriction that was recently approved and she recommended that it not be changed. She said the restriction does not include a list of items to be preserved because the entire building is being included. Elements that were previously altered are to be restored. Tom Kolterjahn encouraged the Commission members to approve the preservation restriction and allow MHC to make any necessary corrections to the document.

Glenn Richards moved that the Newburyport Historical Commission agrees to hold the preservation restriction on the People's United Methodist Church and to send the amended draft document to the Massachusetts Historical Commission. Patricia Peknik seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes).

**Central Congregational Church**  
**14 Titcomb Street**  
**Preservation Restriction Discussion**

Glenn Richards read a last-minute change to the preservation restriction. The change identifies the windows in the 1910 portion of the building that have been replaced by modern versions of the original windows.

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Amantha Moore said Michael Steinitz of MHC has agreed with the changes and no further MHC review is needed.

Joe Morgan moved to accept the draft preservation restriction for the Central Congregational Church and forward it to the City Council and Mayor Holaday for their signatures. Peter McNamee seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes).

**5. Correspondence**

A letter was received from Laurie Evans-Daly regarding the fence at the Belleville Cemetery. She had previously requested support for the replacement of the existing chain link fence. It has been determined that a new fence would be too expensive and is not being considered at this time.

**6. Approval of Minutes**

Patricia Peknik moved to approve of the minutes of the September 10, 2020, meeting as submitted. Peter McNamee seconded the motion. The motion was approved by a 5-0 vote (Glenn Richards, yes; Patricia Peknik, yes; Peter McNamee, yes; Joe Morgan, yes; Ron Ziemba, yes).

**7. Adjournment**

Patricia Peknik moved to adjourn the meeting at 9:28 p.m. Peter McNamee seconded the motion. The motion was unanimously approved.