

## **Newburyport Historical Commission**

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

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

#### **255 Water Street**

Lisa Mead represented the applicant, who is proposing to add dormers to a single-family house constructed around 1880. The structure is listed as contributory on the district data sheets and has no Form B. It is described as a mid-Victorian cottage.

Biff Bouse moved that the house is historically significant. Joe Morgan seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Andrew Bernhardt, yes; Biff Bouse, yes; Joe Morgan, yes).

Attorney Mead said the changes proposed for the exterior of the structure are minimal. The footprint would remain the same. A new roof and new shingle siding would be installed. The existing windows, most of which are vinyl, would be replaced with wood windows with simulated divided lights and three-dimensional muntins. A new bank of windows would be installed on the north side of the structure. A roof overhang that is being removed from 257 Water Street would be installed on the east side of the structure.

The applicant is also proposing to install three partially inset dormers for improved light and air circulation on the second floor. The dormers would be coplaner with outside walls. Two dormers would be located on the rear of the structure and a smaller dormer would be installed on the left side of the structure, where it would be visible from the street. Attorney Mead said moving the dormers 1'-6" from the walls beneath them would remove a significant portion of the rooms. The detail around the dormers would match the trim of the other windows.

Joe Morgan said the cottage is cute and any changes should be respectful of its scale. He does not find that the proposal would compromise its historic values.

Andrew Bernhardt moved that the structure is considered for preservation. Biff Bouse seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Andrew Bernhardt, yes; Biff Bouse, yes; Joe Morgan, yes).

Andrew Bernhardt moved that the structure is preferably preserved. Biff Bouse seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Andrew Bernhardt, yes; Biff Bouse, yes; Joe Morgan, yes).

Andrew Bernhardt moved to approve the plans as presented and to lift the Demolition Delay. Joe Morgan seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Andrew Bernhardt, yes; Biff Bouse, yes; Joe Morgan, yes).

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

##### **Review of Draft Advisory Report for 6 Washington Street**

The Commission members accepted the report Glenn Richards prepared for the Planning Board. Attorney Mead described the changes to the plans for the addition that were made in response to comments of the members. Dentil work was added around the eave line. A shadow line was added at the location where the foundation would have been. The window was extended to give the appearance of a door. Detail was added around the windows. The quoins are to be preserved inside the structure.

Andrew Bernhardt said he likes the changes. Biff Bouse said he still has a concern about the addition disrupting the symmetry of the house. Joe Morgan agreed that the symmetry of the structure is very strong and the addition seems to be invasive. It is not sensitive to the historic architecture. He said the strength of the structure is at its edges. The quoining at the rear is still overlapped. He still does not see a differentiation on the base and does not understand the reason that the existing door could not be used as is.

Glenn Richards will draft a note to accompany the original letter about the comments on the revisions. The note will state while some improvement has been made, there remains a concern about the impact of the placement of the addition on the historical features of the structure.

#### **5. Correspondence**

A letter from MHC announcing the FY 2023 Survey and Planning Grant cycle was received and filed.

#### **6. Minutes**

Andrew Bernhardt moved to approve the minutes of the September 22 meeting. Joe Morgan seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Andrew Bernhardt, yes; Biff Bouse, yes; Joe Morgan, yes).

#### **7. Adjournment**

Andrew Bernhardt moved to adjourn the meeting at 7:58 p.m. Joe Morgan seconded the motion. The motion was approved by a 4-0 vote (Glenn Richards, yes; Andrew Bernhardt, yes; Biff Bouse, yes; Joe Morgan, yes).