

**PRESERVATION RESTRICTION AGREEMENT**

between

**The Whitmore-Currier Condominium, Daniel J. Lynch, Trustee, and Daniel J. Lynch and Judith S. Lynch**

and the

**CITY OF NEWBURYPORT, MASSACHUSETTS**

**BY AND THROUGH THE NEWBURYPORT HISTORICAL COMMISSION**

THIS PRESERVATION RESTRICTION AGREEMENT is made this 21<sup>st</sup> day of September 2021 by and between the Whitmore-Currier Condominium, Daniel J. Lynch, Trustee, and Daniel J. Lynch and Judith S. Lynch as owners of Whitmore-Currier Condominium Unit 342 (together "Grantor"), and the CITY OF NEWBURYPORT ("Grantee"), a municipality duly organized under the laws of the Commonwealth of Massachusetts and located in Essex County, Massachusetts, to be administered, managed and enforced by it agent, the NEWBURYPORT HISTORICAL COMMISSION, located at 60 Pleasant Street, Newburyport, Massachusetts, 01950 ("Commission"),

WHEREAS, the Whitmore-Currier Condominium through the Whitmore Currier Condominium Trust, under Declaration of Trust dated May 24, 1989, and recorded with the Essex South Registry of Deeds in Book 10011, Page 221 as amended and further evidenced by the Amended and Restated Master Deed (the "Master Deed") of Whitmore-Currier Condominium dated January 14, 2021 in the Essex South Registry of Deeds in Book 39414, Page 466 is owner of the Common Area of the aforesaid Condominium (the "Common Area") as described in the Master Deed and in Exhibit A attached hereto and incorporated herein; and

WHEREAS, Daniel J. Lynch and Judith S. Lynch, husband and wife, as tenants by the entirety, are owners of Whitmore-Currier Condominium Unit #342 ("Unit #342") as described in a Deed dated January 19, 2021, and recorded with the Essex South Registry of Deeds in Book 39414, Page 511, and as further described in the Master Deed, and as depicted on a plan titled "Whitmore-Currier Condominium Phase 1 Site Plan — 342 Merrimac Street — Newburyport, Massachusetts prepared for Dan Lynch" prepared by Waypoint Surveying Services, dated January 6, 2021 and recorded with the Essex South Registry of Deeds in Book 39414, Page 482, a copy of which is attached hereto and incorporated herein as Exhibit B (the "Plan"); and

WHEREAS, Unit #342 and the portions of the Common Area defined as the Exclusive Use Area of Unit 342 (EUA 342 and EUA 342 DECK) (Unit #342 and the Exclusive Use Area of Unit 342 comprising together the "Property") are described in the Master Deed and depicted on the Plan; and

WHEREAS, the Property is improved by a building thereon known as, Unit #342 the Jacob Whitmore House, referred to hereinafter as "the Building" and an outbuilding also referred to as a shed or barn, described as follows:

A two-story, side-gable example of a Federal-style house. A heavy brick chimney is centered on the roof ridge. It is believed that this house was updated in the mid-19th century, resulting in ornamental details which reflect the later Greek Revival style. The main building block rests on a stone foundation, and the two-story ell rests on a brick foundation. The walls are clad in wood clapboard siding spaced approximately 4" to the weather, some of which have been replaced. The building's corners are articulated with broad 16" wide pilasters with recessed panels and denticulated capitals. The roof is clad in asphalt shingles (likely wood shingles originally).

#### The Front Elevation:

As is typical of many Federal houses, the front elevation is five bays wide and symmetrically arrayed with a center entrance. The front entrance has what appears to be a replacement wood six-panel door flanked by partial sidelights and pilasters with recessed panels. The entrance lintel is unadorned, possibly due to the addition of the bay on the second story which is supported by square columns that rest on modern stone and concrete piers. According to the 1980 version of the Form B, this bay was added in the early-20th century. The Main Roof Cornice is made up of a 5-inch Frieze Board, Bed Molding, +/- 8" Soffit and 6" Fascia/Crown Detail. Older wooden shutters flank the front windows and triple window in the upper bay.

#### The West Side Elevation:

The main roof rake boards project off of the side of the building in a similar manner as the front cornice at +/-8", with similar Frieze/Bed/Soffit/Fascia/Crown detailing. Clapboards and window casings are detailed the same as at the front façade, and the Ell Addition matches this same detailing, as well. The Fascia detail changes along the rear ell to include an aluminum gutter and downspout. At the very rear of the West Side Elevation is a two-story shed-roofed unheated storage building. The simple 1-piece Rake board is flush with the side of the building here. An 8-light door with a makeshift overhang serves as an entrance to this structure, and windows on the second floor are 4-light fixed sashes – single pane.

#### The East Side Elevation:

The main roof rake boards project off of the side of the building in a similar manner as the front cornice at +/-8", with similar Frieze/Bed/Soffit/Fascia/Crown Detailing. Clapboards and Window Casings are detailed the same as at the front façade. Unique to this elevation is its side entrance door with 4-light transom, recessed-panel pilasters, heavy frieze and projecting cornice detail. A Second-Story Pressure Treated Deck stands behind the main structure.

#### The Rear Elevation:

The prominent features of the rear elevation include the second-story pressure treated deck and a patio area and lower deck beneath and to the rear of this structure. The rear of the home also features an eighteen-foot wide shed dormer at the third story on the east side of the main roof, and the gabled Ell Addition with flat rake board on the west side of the main structure. The two-story shed-roofed storage structure protrudes roughly five feet in front of this gabled Ell Addition, and a pressure-treated stairway runs along the face of this storage structure from the second-story deck down to the driveway on the west side. An 1880 "bird's eye view suggests that the two-story rear ell may date to at least the mid-19th century, with the other rear additions dating to the 20th century. The rear shed dormer at the third floor was added in 1980.

#### Front and Side Window Details:

Fenestration on the front and side elevations includes wood 6/1 double-hung windows on the first story and wood 6/6 double-hung windows on the second and third story. The house likely originally had wood 6/6 windows throughout. The windows are framed by unique top and side casings that incorporate inside and outside bands that reflect the recessed panel detail of the corner pilasters. Sills are 2" Historic extending slightly beyond the 4 ½" Side Casings.

#### The Outbuilding:

The Property includes a 1½-story outbuilding that rests on brick piers and is clad in painted wood shingles. The origins of this building are unknown. The Newburyport National Register District nomination calls it a shed and gives it a date of ca. 1845, but it is not shown on the 1851 Plan of Newburyport. It may be a remnant of the taller outbuilding with smokestack seen in the 1880 "bird's-

eye view". The structure is a gable form with flat rakes and simple trim. On the South Side facing the driveway, a sliding barn door accesses the building on the first floor and a single-pane 9-light fixed sash window lies atop at the second-floor level, centered on the gable. A nearly-flat-roofed shed dormer of approximately 14 feet in length sits atop the east side of the structure, and a sliding French Door accesses a pressure-treated deck to the east side of the building. This door, along with the 1/1 wooden double hung windows elsewhere were added in the 1980's at the time that the dormer was added to the rear of the main house. The North side of the outbuilding is a gable with the same shingles and windows, and the east face is a dilapidated mix of asphalt siding and wooden shingles.

WHEREAS, the cultural, historical and architectural significance of the Building emanates from its construction ca. 1785, and its location as a contributing property within the Newburyport Historic District, listed in the State and National Registers of Historical Places on August 2, 1984. The Building is important for its associations with the social and religious history of Newburyport, and to the public's enjoyment and appreciation of Newburyport's architectural and historical heritage; and

WHEREAS, Grantor and Grantee recognize the architectural, historic, and cultural values (hereinafter "preservation values") and significance of the Building and the Property, and have the common purpose of preserving the aforesaid preservation values and significance of the exterior of the Building and the Property; and

WHEREAS, the preservation values of the Building and the Property are documented in a series of photographs and documents (together the "Baseline Documentation") attached hereto and incorporated herein by reference as Exhibits A, B, C, D, E, and F; and

WHEREAS, the Baseline Documentation shall consist of the following:

1. Legal Property Description of Whitmore-Currier Condominium (Exhibit A)
2. Recorded Plan recorded in Essex South Registry of Deeds in Book 39414, Plan 482 (Exhibit B)
3. Newburyport Assessor's Parcel Map of Whitmore-Currier Condominium (Exhibit C)
4. A set of 14, (fourteen) exterior photographs of the Building taken July 2020 (Exhibit D)
5. Massachusetts Historical Commission Inventory Form B dated October 2017 prepared by Eric Dray (Exhibit E)
6. Restoration Plans titled "Preliminary Pricing Set", Sheets D2 and A2, dated June 15, 2020, recorded as part of the Special Permit Decision File No. 2020-SP-12 recorded in Essex South District Registry of Deeds in Book 38916, Page 462 and Special Permit Restoration Stipulations (Exhibit F).

WHEREAS, the Building is in need of preservation and restoration;

WHEREAS, as a condition of Special Permit Decision File No. 2020-SP-12 issued by the City of Newburyport Planning Board on July 1, 2020 and recorded in the South Essex Registry of Deeds Book 38916 Page 462 ("Special Permit") and which includes the restoration of the Building and permits the construction of an additional building at the rear of the Property facing Merrimac Street the Grantee has approved the proposed changes to the Building and the Property which proposed changes are documented in the set of plans and drawings ("Grantor's Plans") referenced in the Special Permit said referenced plans and drawings are all incorporated into this Restriction by this reference. Copies of Plan Sheets "D2 — Existing Elevations (Showing Demolition Items) and A2 — Proposed Exterior Elevations of Grantor's Plans as well as the stipulations or Special Condition 2 of the Special Permit relating to the restoration of the exterior of the Building are attached hereto and incorporated herein by reference as Exhibit F.

WHEREAS, the Grantor in further consideration of the receipt of said Special Permit and to ensure the preservation of the aforementioned Building in accordance with the Restoration Plans attached as Exhibit F,

agrees and desires, to impose certain restrictions, obligations and duties upon itself, its successors and assigns, so as to maintain, protect and preserve the architectural and historical integrity of the Building;

WHEREAS, the preservation of the Building is important to the public for the enjoyment and appreciation of its architectural and historical heritage and serves the public interest in a manner consistent with the purposes of Massachusetts General Laws, Chapter 184, Sections 31, 32 and 33 ("Act");

WHEREAS, the Commission is authorized to accept preservation restrictions in the name of the City of Newburyport and the Commission is a governmental body duly organized under the laws of the Commonwealth of Massachusetts, including the General Laws, Chapter 40, Section 8D authorized and directed by the Grantee to manage the Property and Buildings burdened by such restrictions, consistent with the provisions of the Act and to administer and enforce this preservation restriction; and

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby irrevocably grant and convey to the Grantee in gross in perpetuity this Restriction over the Property and exterior of the Building to be administered, managed and enforced by the Commission.

1. Purpose: It is the Purpose of this Restriction to assure that, the architectural, historic, and cultural features of the exterior of the Building will be retained and maintained forever substantially in its current condition or in a restored condition approved by the Commission for preservation purposes and to prevent any use or change of the Property or the exterior of the Building that will significantly impair or interfere with the Building's preservation values or alter views of the exterior of the Building.

2. Preservation Restriction: The Grantor grants the Grantee the right to forbid or limit:

- a. any alteration to the appearance, materials, workmanship, condition or structural stability of the Building unless (i) clearly of minor nature and not affecting the characteristics which contribute to the architectural or historical integrity of the Building and the Property, or (ii) the Grantee has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by Grantor in accordance with the requirements of paragraph 7, which determination shall not be unreasonably withheld, or (iii) required by casualty or other emergency promptly reported to Grantee in accordance with the requirements of paragraph 9. For the purposes of this Agreement, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines, which are attached hereto as Exhibit G and hereby incorporated by reference.
- b. any other act or use that may be harmful to the historic preservation of the Building or the Property.

3. Grantor's Covenants: Covenant to Maintain. Subject to Paragraph 2 and the terms and conditions of this Restriction and such other terms and conditions as the Commission may reasonably impose to accomplish the purposes of this Restriction, the Grantor covenants and agrees at all times to maintain the Building in the same structural condition and state of repair to that existing following the substantial completion of restoration work to be completed according to Grantor's Plans and all stipulations and condition of the Special Permit. Grantor's obligation to maintain shall require replacement, repair, and reconstruction by Grantor whenever necessary to preserve the exterior of the Building. Subject to the casualty provisions of paragraphs 9 and 10, this obligation to maintain shall require replacement, rebuilding, repair, and reconstruction of the Building whenever necessary in accordance with the policies and procedures of the Commission and in accordance with The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (36 CFR 67 and 68), as these may be amended from time to time (hereinafter the "Secretary's Standards").



4. Grantor's Covenants: Prohibited Activities. The following acts or uses are expressly forbidden except as otherwise conditioned in this paragraph:

- a. the Building shall not be demolished, removed, or razed except as provided in Paragraphs 9 and 10;
- b. the dumping of ashes, trash, rubbish, or any other unsightly or offensive materials is prohibited on the Property near the Building;
- c. no above-ground utility transmission lines, except those reasonably necessary for the existing Building, may be created on the Property, subject to utility easements already recorded;
- d. no additions and/or outbuildings may be attached to the Building without prior approval of the Commission; and
- e. moving the Building to another location shall be forbidden without prior approval of the Commission.

5. Conditional Rights Requiring Grantee Approval: Subject to Paragraph 4 and the terms and conditions of this Restriction and such other terms and conditions as the Commission may reasonably impose to accomplish the purposes of this Restriction, and except as set forth in the Special Permit and Grantor's Plans, the Grantor shall not alter the Building without prior express written approval of the Commission. Without said approval Grantor shall not make any changes to the Building, including the alteration, partial removal, construction, remodeling, or other physical or structural change, including permanent signs, and any change in material or color or any change to the footprint, size, mass, ridge-line, and rooflines of the Building. Grantor shall similarly not make any alterations to the surrounding Property that would obscure the current view of the Building, such as the installation of permanent signage or trees or very large shrubs without approval of the Commission.

Activities by Grantor to maintain the Building and the Property which are intended to be performed in accordance with the provisions of paragraph 3, and which are of a minor nature, shall not require the prior approval of the Commission. For the purposes of this section, interpretation of what constitutes ordinary maintenance of a minor nature is governed by the Restriction Guidelines (Exhibit G), which are attached to this Agreement and hereby incorporated by reference.

6. Grantor's Reserved Rights Not Requiring Further Approval by the Grantee: Subject to the provisions of paragraphs 2 and 4, the following rights, uses, and activities of or by Grantor on, over, or under the Property are permitted by this Restriction and by the Commission without further approval by the Commission:

- a. the right to engage in all those acts and uses that:
  - (i) are permitted by governmental statute or regulation;
  - (ii) do not substantially impair the preservation values of the Building and Property; and
  - (iii) are not inconsistent with the Purpose of this Restriction;
  - (iv) without further approval, are in conformance with Grantor's Plans attached hereto as Exhibit F.
- b. pursuant to the provisions of Paragraph 3, the right to maintain and repair the Building strictly according to the Secretary's Standards. As used in this sub-paragraph, the right to maintain and repair shall mean the use by the Grantor of in-kind materials and colors, applied with workmanship comparable to that which was used in the construction or application of those materials being repaired or maintained, for the purpose of retaining in good condition the

appearance and construction of the exterior of the Building. The right to maintain and repair as used in this sub-paragraph shall not include the right to make changes in appearance, materials, workmanship from that existing prior to the maintenance and repair without the prior approval of the Commission in accordance with the provisions of paragraphs 2, 5, and 7.

7. Review of Grantor's Requests for Approval: Grantor shall submit to the Commission for the Commission's approval of those conditional rights set out at Paragraphs 2 and 5 two copies of information (including plans, specifications, and designs where appropriate) identifying the proposed activity with reasonable specificity. In connection therewith, Grantor shall also submit to the Commission a timetable for the proposed activity sufficient to permit the Commission to monitor such activity. Within forty-five (45) days of the Commission's receipt of any plan or written request for approval hereunder, the Commission shall certify in writing that (a) it approves the plan or request, or (b) it disapproves the plan or request as submitted, in which case the Commission shall provide Grantor with written suggestions for modification or a written explanation for the Commission's disapproval. Any failure by the Commission to act within forty-five (45) days of receipt of Grantor's submission or resubmission of plans or requests shall be deemed to constitute approval by the Commission of the plan or request as submitted and to permit Grantor to undertake the proposed activity in accordance with the plan or request submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time provided that nothing herein shall be construed to permit Grantor to undertake any of the activities prohibited hereunder.

8. Standards for Review: In exercising any authority created by this Restriction to inspect the Building; to review any construction, alteration, repair, or maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the Building following casualty damage, the Commission shall apply the Secretary's Standards.

9. Casualty Damage or Destruction: In the event that Building or Property shall be damaged or destroyed by fire, flood, windstorm, hurricane, earth movement or other casualty, Grantor shall notify the Commission in writing within fourteen (14) days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Building and Property and to protect public safety, shall be undertaken by Grantor without the Commission's prior written approval of the work. Within sixty (60) days of the date of damage or destruction, if required by the Commission, Grantor at its expense shall submit to the Commission a written report prepared by a qualified restoration architect and an engineer who are acceptable to the Grantor and the Commission, which report shall include the following:

- a. an assessment of the nature and extent of the damage;
- b. a determination of the feasibility of the restoration of the Building and/or reconstruction of damaged or destroyed portions of the Building; and
- c. a report of such restoration/reconstruction work necessary to return the Building to the condition existing at the date hereof or the condition subsequently approved by the Commission.

10. Review After Casualty Damage or Destruction: If, after reviewing the report provided in Paragraph 9 and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 11, Grantor and the Commission agree that the Purpose of the Restriction will be served by such restoration/reconstruction, Grantor and the Commission shall establish a schedule under which Grantor shall complete the restoration/reconstruction of the Building in accordance with plans and specifications consented to by the parties up to at least the total of the casualty insurance proceeds available to Grantor.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 11, Grantor and the Commission agree that restoration/reconstruction of the Building is impractical or impossible, or agree that the Purpose of the Restriction would not be served by such restoration/reconstruction and Grantor may, with prior written consent of the Commission, alter, demolish, remove or raze the Building, and/or construct new improvements on the Property, Grantor and Grantee may agree to seek to extinguish this Restriction in accordance with the laws of the Commonwealth of Massachusetts and paragraph 23 hereof.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 11, Grantor and the Commission are unable to agree that the Purpose of the Restriction will or will not be served by such restoration/reconstruction, the matter may be referred by either party to binding arbitration and settled in accordance with the Commonwealth of Massachusetts arbitration statute then in effect, and all other applicable laws, rules, regulations, and ordinances. Arbitrator shall have experience in historic preservation matters.

11. Insurance: Grantor shall keep the Building insured by an insurance company rated "A" or better by Best's for the full replacement value against loss from the perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death and property damage. Property damage insurance shall include change in condition and building ordinance coverage, in form and amount sufficient to replace fully the damaged Building without cost or expense to Grantor or contribution or coinsurance from Grantor. Grantor shall deliver to the Commission, within ten (10) business days of the Commission's written request thereof, certificates of such insurance coverage. Provided, however, that whenever the Property is encumbered with a mortgage or deed of trust nothing contained in this paragraph shall jeopardize the prior claim, if any, of the mortgagee/lender to the insurance proceeds.

12. Indemnification: Grantor hereby agrees to pay, protect, indemnify, hold harmless and defend, at its own cost and expense, Grantee, its boards, commissions, appointees, agents, directors, employees, or independent contractors from and against any and all claims, liabilities, expenses, costs, damages, losses and expenditures (including attorneys' fees and disbursements hereafter incurred) arising out of or in connection with injury to or death of any person as a result of the existence of this Restriction; physical damage to the Building; the presence or release in, on, or about the Property, at any time, of any substance now or hereafter defined, listed, or otherwise classified pursuant to any law, ordinance or regulation as a hazardous, toxic, polluting or contaminating substance; or other injury or other damage occurring on or about the Building; unless such injury, death, or damage is caused by Grantee or its boards, commissions, appointees, agents, directors, employees, or independent contractors. In the event that Grantor is required to indemnify Grantee pursuant to the terms of this paragraph, the amount of such indemnity, until discharged, shall constitute a lien on the Property with the same effect and priority as a mechanic's lien.

13. Written Notice: Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be in writing;

Grantor:           The Whitmore-Currier Condominium Trust and Dan and Judy Lynch  
                      c/o Lisa Mead, Mead, Talerman & Costa, LLC  
                      30 Green Street  
                      Newburyport MA 01950

Grantee: City of Newburyport  
c/o Newburyport Historical Commission  
City Hall  
60 Pleasant Street  
Newburyport, MA 01950

Each party may change its address set forth herein by a notice to such effect to the other party.

14. Evidence of Compliance: Upon request by Grantor, Grantee shall promptly furnish Grantor with certification that, to the best of Grantee's knowledge, Grantor is in compliance with the obligations of Grantor contained herein, or that otherwise evidence the status of this Restriction to the extent of Grantee's knowledge thereof.

15. Inspection: With the consent of Grantor, Grantee or its representatives shall be permitted at reasonable times to inspect the Building and the Property on an annual basis. Grantor covenants not to withhold unreasonably its consent in determining dates and times for such inspections.

16. Grantee's Remedies: The Grantor, for itself, its assigns and successors, expressly acknowledges that a violation of this Preservation Restriction Agreement, including a failure to complete the restoration of the Building strictly according to Grantor's Plans, may result in the Commission exercising its right to enforce the terms and conditions of the Restriction by seeking appropriate legal and equitable relief, including, but not limited to, restoration of the Building, repayment of the Funds, and such other legal and equitable remedies as may be available to the Commission to effectuate the purposes of this Restriction and to enforce the Grantor's obligations hereunder.

In the event Grantor is found to have violated any of its obligations, Grantor shall reimburse Grantee for any costs or expenses incurred in connection with Grantee's enforcement of the terms of this Restriction, including all court costs, and attorneys', architectural, engineering, and expert-witness fees. Grantor shall, at its own expense and with approval of Commission, reverse any actions or activities which violated this restriction and altered the Building.

Nothing in this Restriction shall impose upon the Commission any duty to maintain or require that the Building be maintained in any particular state or condition, notwithstanding the Commission's acceptance hereof. Enforcement of the terms of this Preservation Restriction shall be at the discretion of the Commission. Any election by the Commission as to the manner and timing of the exercising of its right to enforce this Preservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights. By its acceptance of this Preservation Restriction, the Commission does not assume any liability or obligation relating to the condition of the Building or the Property, including compliance with hazardous materials or other environmental laws and regulations.

17. Notice from Government Authorities: Grantor shall deliver to Grantee copies of any notice of violation or lien relating to the Building or Property received by Grantor from any government authority within five (5) days of receipt by Grantor. Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice or lien where compliance is required by law.

18. Notice of Proposed Sale: Grantor shall promptly notify Grantee in writing of any proposed sale of the Property and provide the opportunity for Grantee to explain the terms of the Restriction to potential new Grantors prior to sale closing.

19. Runs with the Land: Except as provided in Paragraphs 9 and 10, the restrictions, obligations and duties set forth in this Restriction shall run with the Property and shall inure to the benefit of the Commission and

all parties claiming by, through or under the Commission and shall bind the Grantor and all parties claiming by, through or under the Grantor. The rights hereby granted to the Commission constitute the perpetual right of the Commission to enforce this Preservation Restriction Agreement. The Grantor hereby covenants for itself to stand seized and hold title to the Property subject to the terms of this Restriction. This Restriction shall extend to and be binding upon Grantor and Grantee, their respective successors in interest and all persons hereafter claiming under or through Grantor and Grantee, and the words "Grantor", "Grantee" when used herein shall include all such persons. Any right, title, or interest herein granted to Grantee also shall be deemed granted to each successor and assign of Grantee and each such following successor and assign thereof, and the word "Grantee" shall include all such successors and assigns.

Anything contained herein to the contrary notwithstanding, Grantor of the Property shall have no obligation pursuant to this instrument where such Grantor shall cease to have any Grantorship interest in the Property by reason of a bona fide transfer. The restrictions, stipulations and covenants contained in this Restriction shall be inserted by Grantor, verbatim or by express reference, in any subsequent deed or other legal instrument by which Grantor divests itself of either the fee simple title to or any lesser estate in the Property or any part thereof, including by way of example and not limitation, a lease of all or a portion of the Property.

20. Assignment: Grantee may convey, assign, or transfer this Restriction to a unit of federal, state, or local government or to a similar local, state, or national charitable corporation or trust that qualifies under the Act, and whose purposes, inter alia, are to promote preservation of historical, cultural, or architectural resources, provided that any such conveyance, assignment or transfer requires that the Purpose for which the Restriction was granted will continue to be carried out. Grantor shall give prior written approval of such conveyance, assignment, or transfer by Grantee, such approval not to be unreasonably withheld.

21. Alternate Designee: Grantee may, at its discretion, remove and replace the Commission as its designee to administer, manage, and enforce this Restriction, provided that any new designee is qualified as such under the Act and other applicable law.

22. Recording and Effective Date: Grantee shall do and perform at its own cost all acts necessary to the prompt recording of this Restriction which shall become effective upon its being duly executed by the Grantor, the City of Newburyport, and the Newburyport Historical Commission, its being approved by the Massachusetts Historical Commission, and its being recorded with the Southern Essex District Registry of Deeds.

23. Extinguishment: Grantor and Grantee hereby recognize that an unexpected change in the conditions surrounding the Property may make impossible the continued Grantorship or use of the Property for the Purpose of this Restriction and necessitate extinguishment of the Restriction. Such a change in conditions may include, but is not limited to, partial or total destruction of the Building resulting from casualty. Such an extinguishment must meet all the requirements of the Act for extinguishment, including approvals following public hearings by the City of Newburyport and the Massachusetts Historical Commission to determine that such extinguishment is in the public interest. In the event of a sale of the Property, net proceeds of sale shall be paid to Grantor.

24. Condemnation: If all or any part of the Property is taken under the power of eminent domain by public, corporate, or other authority, or otherwise acquired by such authority through a purchase in lieu of a taking, Grantor and Grantee shall join in appropriate proceedings at the time of such taking to recover the full value of those interests in the Property that are subject to the taking and all incidental and direct damages resulting from the taking. All expenses reasonably incurred by Grantor and Grantee in connection with such taking shall be paid out of the recovered proceeds. Such recovered proceeds shall be paid to Grantor.

25. Interpretation: The following provisions shall govern the effectiveness, interpretation, and duration of the Restriction:

- a. Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of the Property shall not apply in the construction or interpretation of this Restriction and this instrument shall be interpreted broadly to affect its Purpose and the transfer of rights and the restrictions on use contained herein.
- b. This instrument may be executed in two counterparts, one of which is to be retained by Grantor and the other, after recording, to be retained by Grantee. In the event of any disparity between the counterparts produced, the recorded counterpart shall in all cases govern. Except as provided in the preceding sentence, each counterpart shall constitute the entire Restriction of the parties.
- c. This instrument is made pursuant to the Act, but the invalidity of such Act or any part thereof shall not affect the validity and enforceability of this Restriction according to its terms, it being the intent of the parties to agree and to bind themselves, their successors and their assigns in perpetuity to each term of this instrument whether this instrument be enforceable by reason of any statute, common law or private Restriction either in existence now or at any time subsequent hereto.
- d. Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods or use. In the event of any conflict between any such ordinance or regulation and the terms hereof Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommodate the purposes of both this Restriction and such ordinance or regulation.

If any court or other tribunal determines that any provision of this instrument is invalid or unenforceable, such provision shall be deemed to have been incorporated herein automatically to conform to the requirements for validity and enforceability as determined by such court or tribunal. In the event any provision invalidated is of such a nature that it cannot be modified, the provision shall be deemed deleted from this Preservation Restriction as though it had never been included herein. In either case, the remaining provisions of this instrument shall remain in full force and effect.

26. Amendment: If circumstances arise under which an amendment to or modification of this Restriction would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Restriction, provided that no amendment shall be made that will adversely affect the qualification of this Restriction or the status of Grantee under any applicable law. Any such amendment shall be consistent with the protection of the preservation values of the Property and the Purpose of this Restriction; shall not affect its perpetual duration; shall not permit any private inurement to any person or entity; and shall not adversely impact the overall architectural and historic values protected by this Restriction. Any such amendment shall be effective when the requirements of the Act with respect to amendments have been met and the amendment is recorded in the Southern Essex District Registry of Deeds. Nothing in this paragraph shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

27. Release: This Preservation Restriction is intended to be a restriction in gross in perpetuity and may only be released, in whole or in part, by the Grantee pursuant to the procedures for release established by the Act and otherwise by law, including approvals following public hearings by the City of Newburyport and the Massachusetts Historical Commission to determine that such a release is in the public interest.

28. Archaeological Activities: The conduct of archaeological activities on the Property, including without limitation survey, excavation, and artifact retrieval, may occur only following the submission of an archaeological field investigation plan prepared by the Grantor and approved in writing by the Grantee and

the State Archaeologist of the Massachusetts Historical Commission (M.G.L. C. 9, Sec. 27C, 950 C.M.R. 70.00).

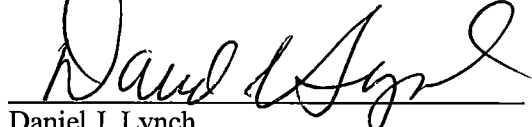
29. Subordination of Prior Liens: Grantor represents and warrants to Grantee that the Property is not subject to any mortgages, liens, or leases prior in right to this Restriction other than the following: Mortgage granted by Daniel J. Lynch and Judith S. Lynch to Institution for Savings in Newburyport and Its Vicinity, 93 State Street, Newburyport, MA recorded with Essex North District Registry of Deeds in Book 39570, Page 213. The Institution for Savings in Newburyport and Its Vicinity has subordinated its mortgage to this Restriction with the Assent attached hereto and recorded herewith as Exhibit H. Grantor agrees not to enter into or permit other mortgagees, liens, or leases affecting the Property prior in right to this Restriction.

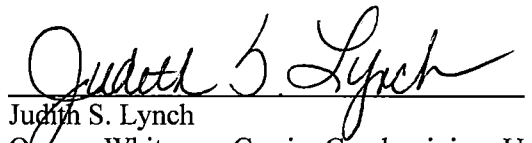
**SIGNATURE PAGES TO FOLLOW**

IN WITNESS WHEREOF, the Grantor sets its hand and seal this 13 day of August, 2021.  
By:

**GRANTOR:**

  
Daniel J. Lynch, Trustee  
Whitmore-Currier Condominium

  
Daniel J. Lynch  
Owner, Whitmore-Currier Condominium Unit #342

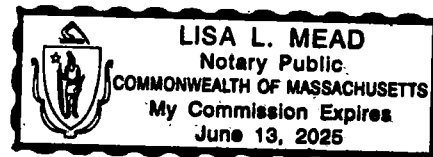
  
Judith S. Lynch  
Owner, Whitmore-Currier Condominium Unit #342

COMMONWEALTH OF MASSACHUSETTS

Essex, SS.

On this 13 day of August, 2021, before me, the undersigned notary public, personally appeared Daniel J. Lynch as Trustee of the Whitmore-Currier Condominium, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

  
Notary Public  
My Commission Expires:





COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 13 day of August, 2021, before me, the undersigned notary public, personally appeared Daniel J. Lynch as Owner of Whitmore-Currier Condominium Unit #342, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

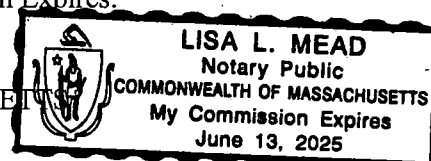


Notary Public

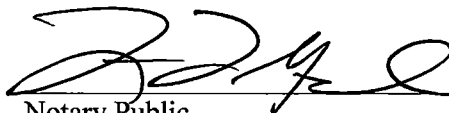
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

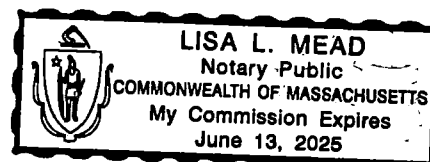


On this 13 day of August, 2021, before me, the undersigned notary public, personally appeared Judith S. Lynch as Owner of Whitmore-Currier Condominium Unit #342, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

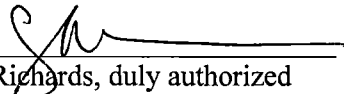


Notary Public

My Commission Expires:



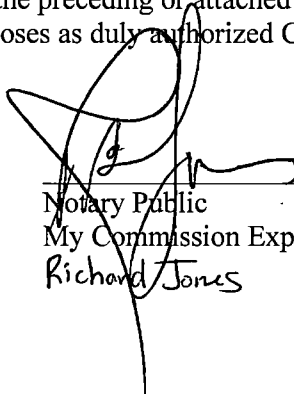
**ACCEPTANCE BY THE NEWBURYPORT HISTORICAL COMMISSION**


  
Glenn Richards, duly authorized  
Chair, Newburyport Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Essex, SS.

On this 28<sup>th</sup> day of September, 2021, before me, the undersigned notary public, personally appeared Glenn Richards, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes as duly authorized Chair of the Newburyport Historical Commission.

  
Notary Public  
My Commission Expires: 3/15/2027  
Richard Jones

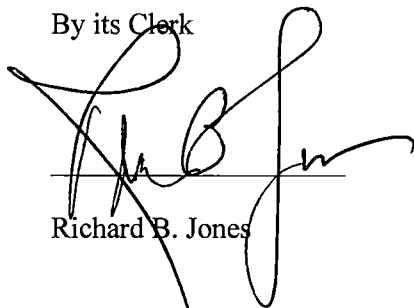


**ACCEPTANCE AND APPROVAL BY THE CITY OF NEWBURYPORT**

I, the undersigned City Clerk of the City of Newburyport, Massachusetts, hereby certify that at a meeting duly held on September 13, 2021, the City Council voted to approve and accept the foregoing Preservation Restriction Agreement for the preservation of the historic resources of said City and being in the public interest pursuant to Massachusetts General Laws Chapter 184, Section 32.

CITY OF NEWBURYPORT

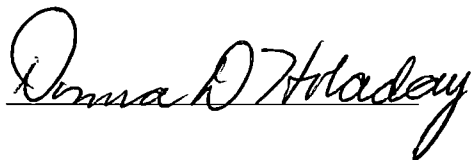
By its Clerk



Richard B. Jones

The undersigned hereby certifies that the foregoing preservation restrictions have been approved and accepted by the City of Newburyport

CITY OF NEWBURYPORT



Donna D. Holaday, Mayor

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 21<sup>st</sup> day of September, 2021, before me, the undersigned notary public, personally appeared Richard B. Jones, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes as Clerk of the City of Newburyport.



Notary Public

My Commission Expires:



**KATHLEEN SULLIVAN**

**Notary Public**

**Commonwealth of Massachusetts**

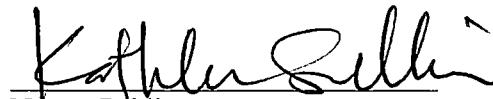
**My Commission Expires**

**June 17, 2027**

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 21 day of September, 2021, before me, the undersigned notary public, personally appeared, Donna D. Holaday, proved to me through ~~satisfactory evidence of identification, which was (a current driver's license)~~ (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, ~~and acknowledged to me that she signed it voluntarily for its stated purposes as Mayor of the City of Newburyport.~~



Notary Public

My Commission Expires:



**KATHLEEN SULLIVAN**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 17, 2027

**APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS**

The undersigned Executive Director and Clerk of the Massachusetts Historical Commission hereby certifies that foregoing preservation restriction has been approved pursuant to Massachusetts General Law, chapter 184, section 32.

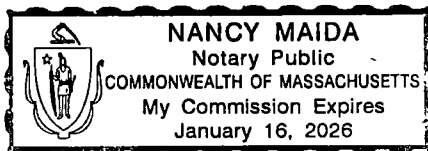
MASSACHUSETTS HISTORICAL COMMISSION

By: Brona Simon  
Brona Simon  
Executive Director and Clerk

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 5<sup>th</sup> day of October, 2021, before me, the undersigned notary public, personally appeared, Brona Simon, Executive Director and Clerk, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.



Nancy Maida  
Notary Public  
My Commission Expires:

### **List of Exhibits / Attachments**

**Exhibit A: Legal Property Description of Whitmore-Currier Condominium**

**Exhibit B: Recorded Plan recorded in Essex South Registry of Deeds in Book 39414, Page 482**

**Exhibit C: Newburyport Assessor's Parcel Map of Whitmore-Currier Condominium**

**Exhibit D: A set of 14, (fourteen) exterior photographs of the Building taken July 2020**

**Exhibit E: Massachusetts Historical Commission Inventory Form B dated October 2017 prepared by Eric Dray**

**Exhibit F: Restoration Plans titled "Preliminary Pricing Set", Sheets D2 and A2, dated June 15, 2020, recorded as part of the Special Permit Decision File No. 2020-SP-12 recorded in Essex South District Registry of Deeds in Book 38916, Page 462 and Special Permit Restoration Stipulations**

**Exhibit G: Restriction Guidelines**

**Exhibit H: Mortgage Subordinations**

## EXHIBIT A

### Legal Property Description of Whitmore-Currier Condominium

As described in Exhibit A of the Amended and Restated Master Deed of the Whitmore-Currier Condominium dated January 14, 2021 in the Essex South District Registry of Deeds in Book 39414, Page 466:

The land in Newburyport, Essex County, Commonwealth of Massachusetts as shown on a Plan entitled "Site Plan, 342 Merrimac St., Newburyport, MA for Barbara and John Schopfer, Scale 1"=20' May 25, 1989, prepared by Riverside Engineering Services, Inc., 205 Groveland St., Haverhill, MA,". Said land is further bounded and described as follows:

#### PARCEL ONE

Commencing at the Southerly corner thereof Merrimac Street by land now or formerly of J. Albert Rand; thence running North 30 degrees 45' West by said Street sixty and 23/100 feet to land now or formerly of George Menut; thence North 63 degrees 15' East by land now or formerly of said Menut one hundred fifty-one and 52/100 feet to other land now or formerly of said Menut; thence South 22 degrees 30' East by the last mentioned land seventy-two feet to a corner; thence South 70 degrees West by land now or formerly as said J. Albert Rand to the point of beginning.

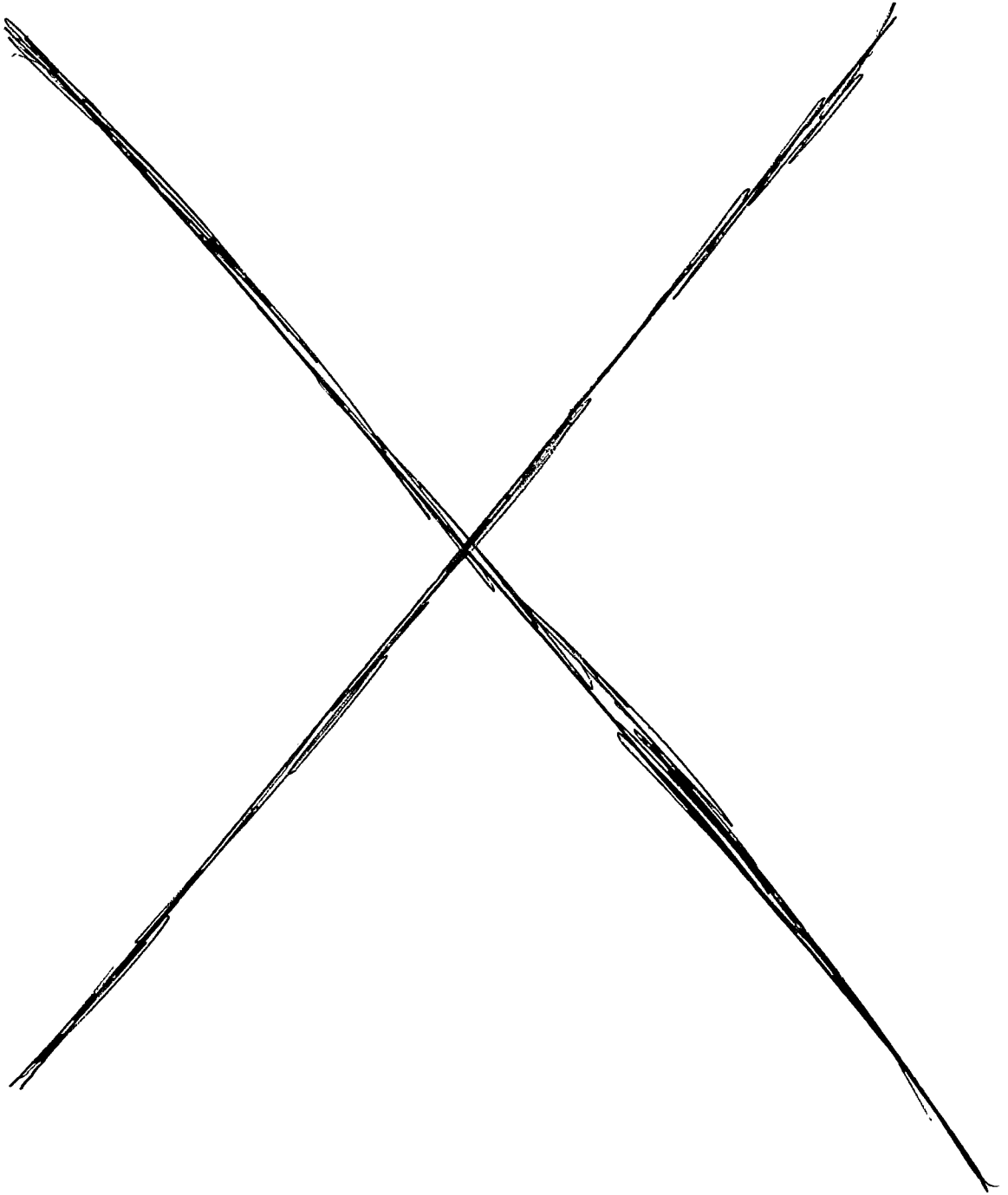
#### PARCEL TWO

Land in said Newburyport shown on the above described plan. Beginning Northerly by Lot 11 as shown on said Plan 82.58 feet; thence Easterly by Merrimac Court 94.25 feet; thence Southerly 30.01 feet by land formerly of Rand, now of Currier; thence Westerly 70.37 feet by land of the grantee.

Said Plan recorded with the Essex South District Registry of Deeds at Plan Book 252, Plan 53.

EXHIBIT B

Recorded Plan recorded in Essex South Registry of Deeds in Book 39414, Page 482





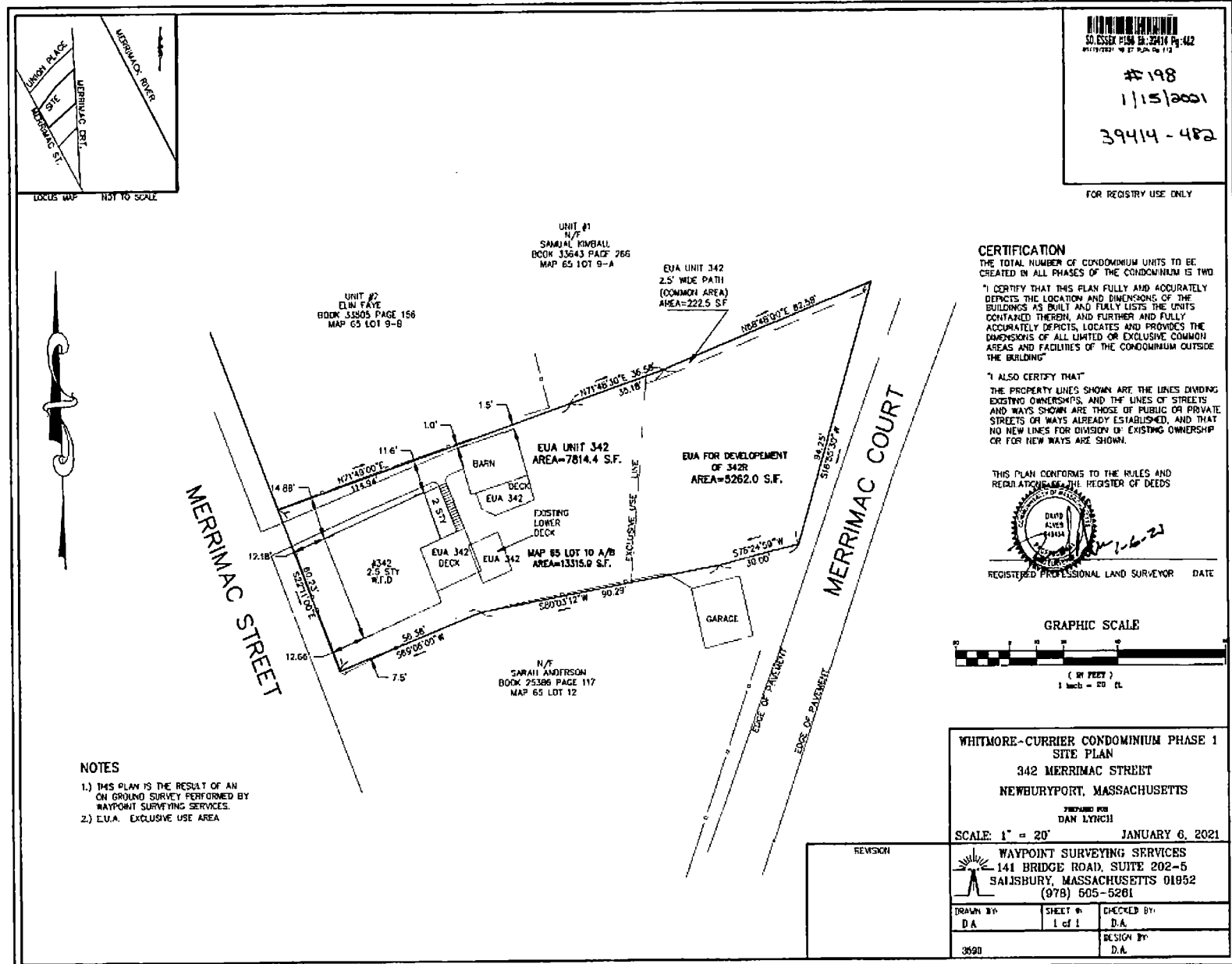
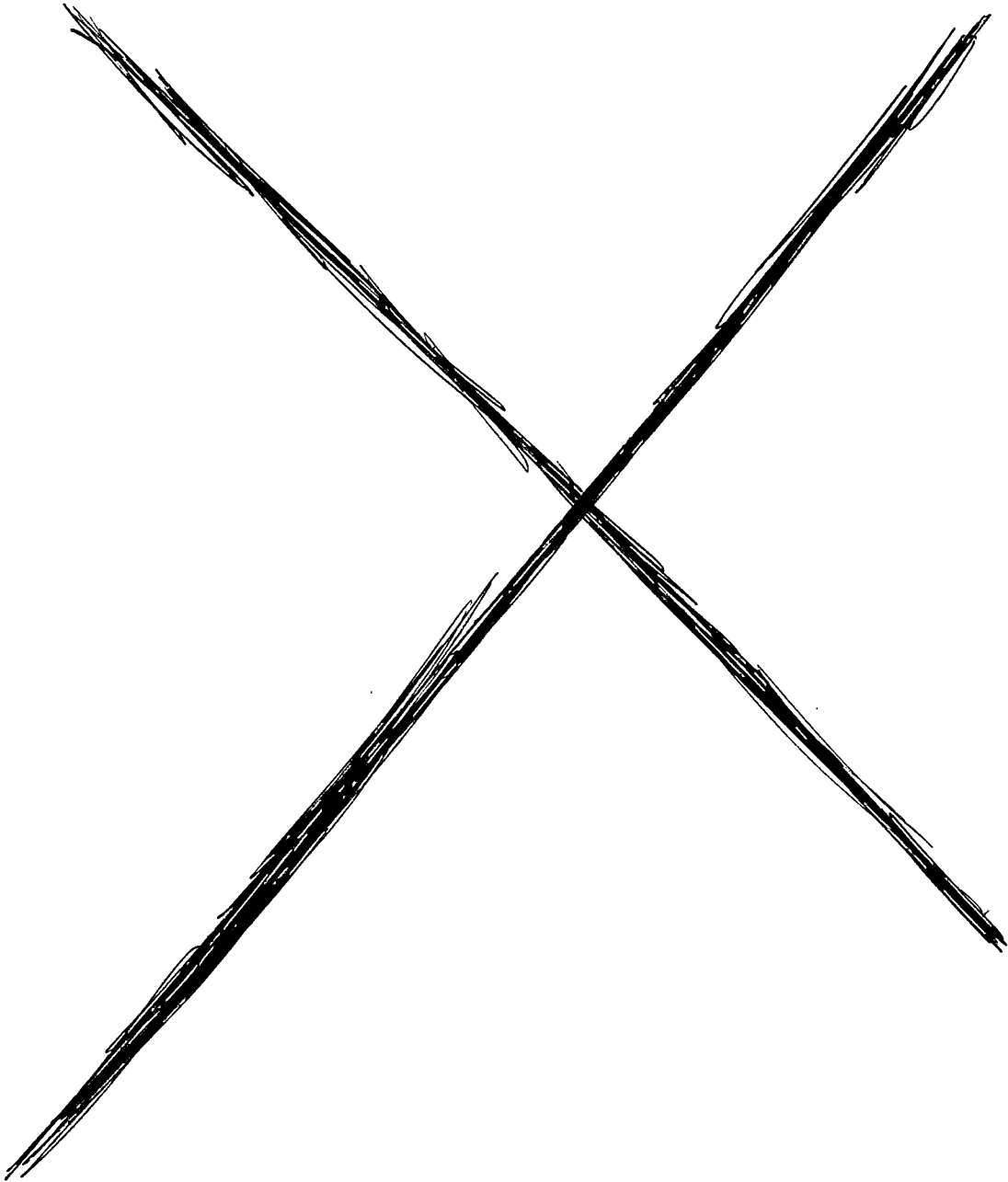


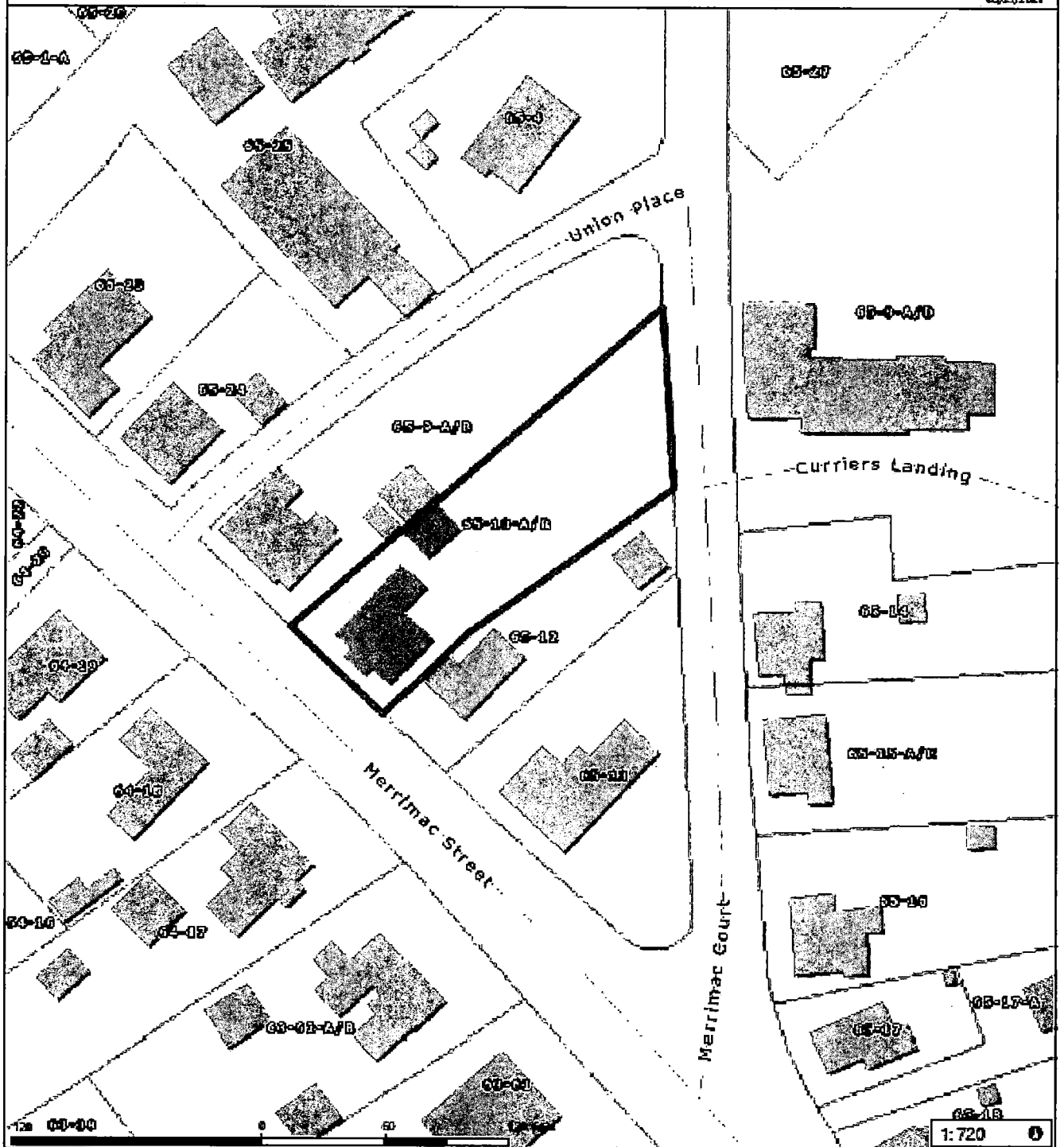
EXHIBIT C

Newburyport Assessor's Parcel Map of Whitmore-Currier Condominium



# City of Newburyport

03/21/2021



Data Source: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & Merrimack Valley. MVPC and the City of Newburyport make no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of these data. THE CITY OF NEWBURYPORT AND MVPC DO NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

Legend

|  |                         |  |        |  |           |  |            |  |         |
|--|-------------------------|--|--------|--|-----------|--|------------|--|---------|
|  | Boundary                |  | Street |  | Map Scale |  | Local Road |  | Address |
|  | Parcel line (not shown) |  |        |  |           |  |            |  |         |

Project No.: 19001\_001\_Merrimack Valley Planning Commission, Newburyport, MA (03/21/2021)

© Merrimack Valley Planning Commission

EXHIBIT D

Exterior Photographs of the Building (July 2020)



1. South Facade



2. Front Entry, Sidelights, Panels, and Pilasters



3. South Façade



4. Fascia, Crown, Soffit, Frieze and Upper Corner Pilaster Detail



5. Fascia, Crown, Soffit, Frieze and Casing Detail





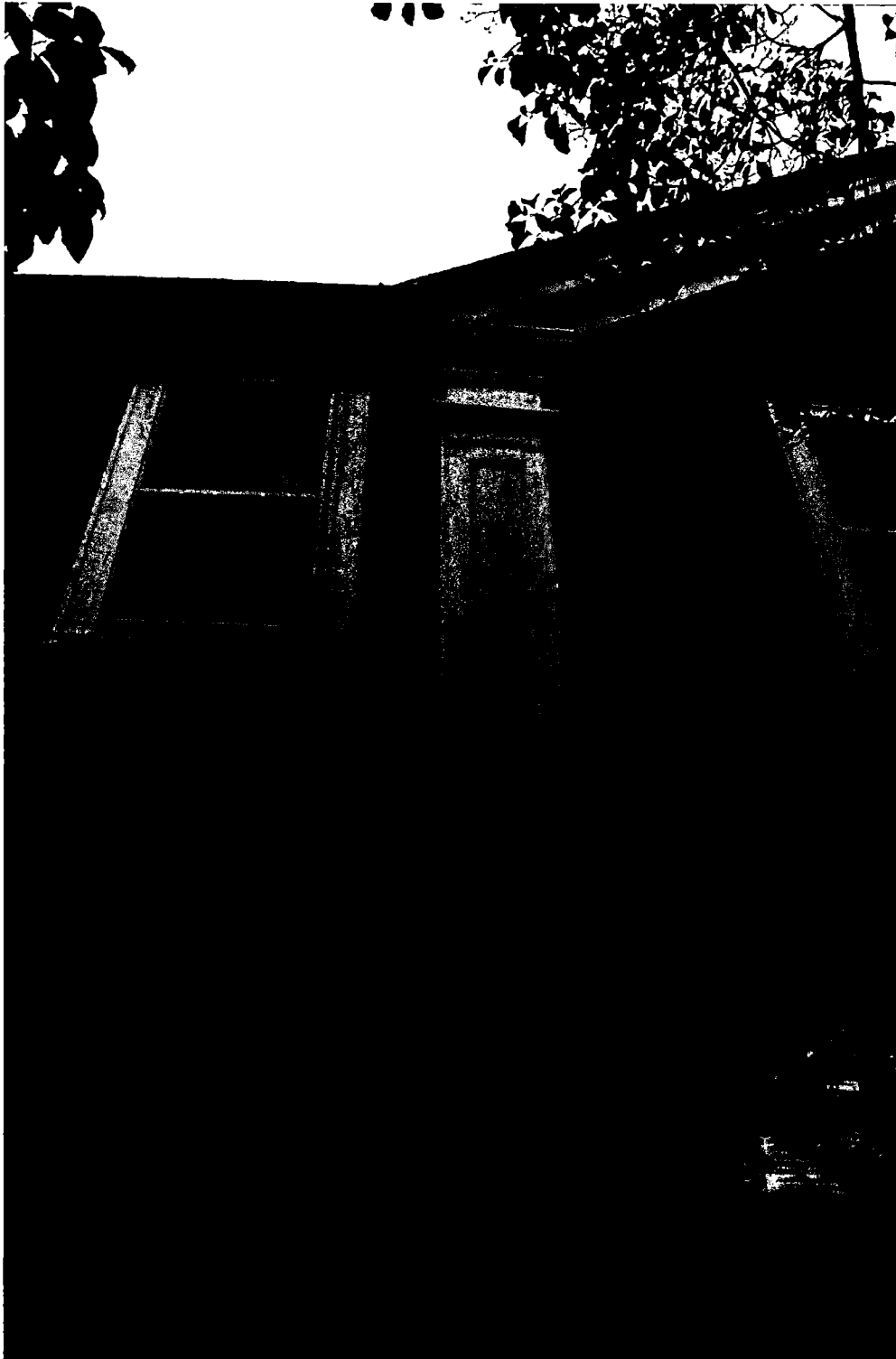
6.Fascia, Crown, Soffit, Frieze and Chimney Detail



7. West Façade – Corner Pilaster, Window Trim, Rake Detail



8. West Façade – Pilaster, Windows and Trim, Siding (Typ.)



9. West Façade – Pilaster, Windows and Trim, Siding, Rake and Return Detail



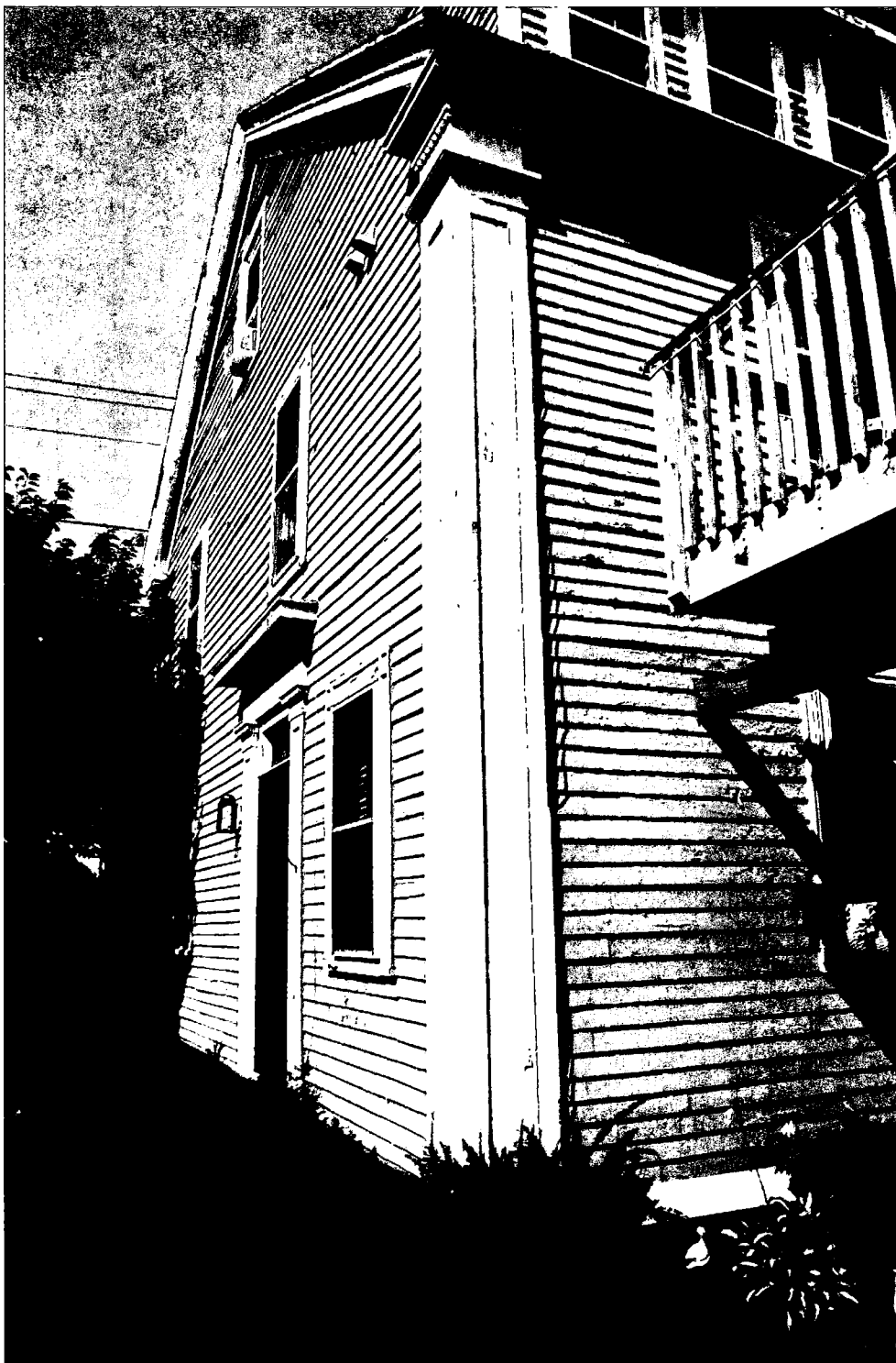
10. West Façade Windows, Trim, Siding and Rake Details.



10. East Façade



11. East Entry Door with Transom Window, Pilasters, Frieze, and Cornice Detail.



12. Corner Pilaster, Rake, Fascia and Return Detail

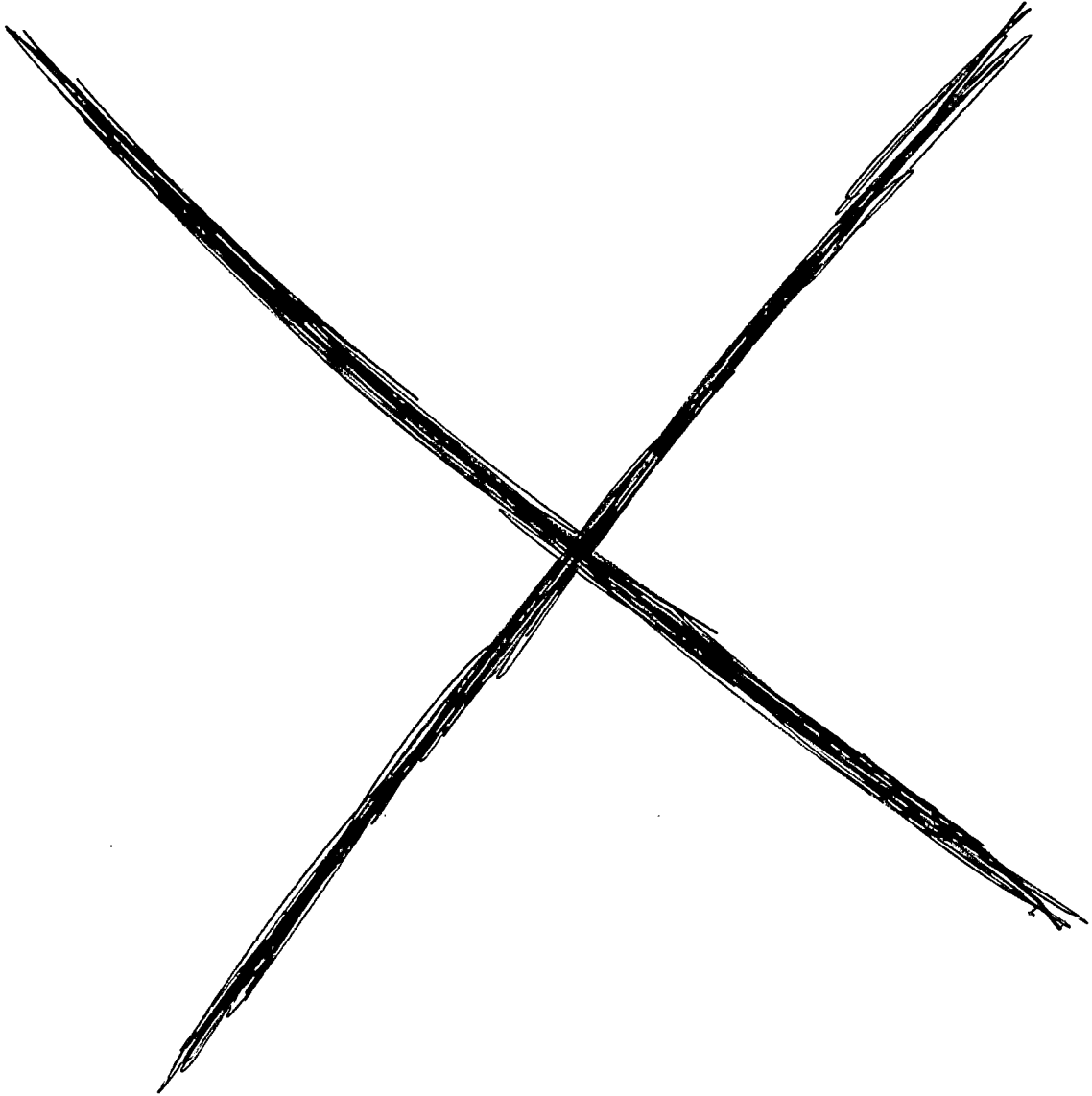




14. North Façade and Outbuilding

EXHIBIT E

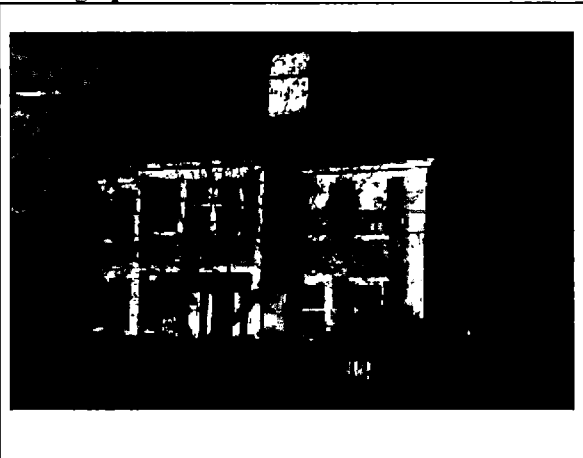
Massachusetts Historical Commission Form B



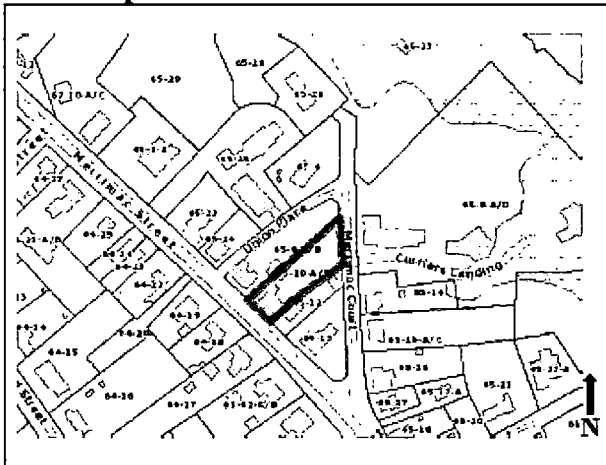
## FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

### Photograph



### Locus Map



Recorded by: Eric Dray, Preservation Consultant

Organization:

Date (month / year): October, 2018

Assessor's Number USGS Quad Area(s) Form Number

65-10-173

Newburyport

NWB.1

NWB.272

Town/City: NEWBURYPORT

Place: (neighborhood or village): Merrimack Shipbuilding District

Address: 342 Merrimac Street

Historic Name: Whitmore, Jacob House

Uses: Present: Residential

Original: Residential

Date of Construction: ca. 1785

Source: Deed research

Style/Form: Federal

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone, brick

Wall/Trim: Wood clapboard/ wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

1½-story outbuilding, possibly 19<sup>th</sup> c. (see Photo 3)

Major Alterations (with dates):

Rear elevation shed dormer (1980)

Extension of rear ell, exterior stairs and deck (dates unknown)

Condition: Good

Moved: no ☒ yes ☐ Date:

Acreage: 13,090 sq. ft.

Setting: This house is located on the east side of Merrimac Street near the banks of the Merrimack River. The house is set close to the street within a triangle formed by Merrimac Street, Merrimac Court and Union Place. This section of the street is densely built with 18<sup>th</sup> and 19<sup>th</sup> century houses, all set close to the street. This rectangular parcel extends from Merrimac Street to Merrimac Court. A short driveway is located along the north side of the house and a wood picket fence runs along the sidewalk.

**INVENTORY FORM B CONTINUATION SHEET**  
**MASSACHUSETTS HISTORICAL COMMISSION**  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BREWSTER

342 MERRIMAC STREET

Area(s) Form No.

NWB.1

NWB.272

☐ Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

**ARCHITECTURAL DESCRIPTION:**

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

This is a two-story, side-gable example of a Federal-style house. As is typical of many Federal houses, the front elevation is five bays wide and symmetrically arrayed with a center entrance. A heavy brick chimney is centered on the roof ridge. It is believed that this house was updated in the mid-19<sup>th</sup> century, resulting in ornamental details which reflect the later Greek Revival style. The main building block rests on a stone foundation, and the two-story ell rests on a brick foundation. The walls are clad in wood clapboard siding, some of which have been replaced. The building's corners are articulated with broad pilasters with recessed panels and denticulated capitals. The roof is clad in asphalt shingles (likely wood shingles originally). The roof has a slightly-projecting molded box cornice. The front entrance has what appears to be a replacement wood six-panel door flanked by partial sidelights and pilasters with recessed panels. The entrance lintel is unadorned, possibly due to the addition of the bay on the second story which is supported by columns that rest on modern stone and concrete piers. According to the 1980 version of this Form B, this bay was added in the early-20<sup>th</sup> century.

Fenestration on the front and side elevations includes wood 6/1 double-hung windows on the first story and wood 6/6 double-hung windows on the second and third story. The house likely originally had wood 6/6 windows throughout. The windows are set in frames that reflect the recessed panel detail of the corner pilasters. The rear elevation has a complicated mix of ells/addition (see Photo 3). An 1880 "bird's eye view" (see attached) suggests that the two-story rear ell may date to at least the mid-19<sup>th</sup> century, with the other rear additions dating to the 20<sup>th</sup> century. The rear shed dormer was added in 1980.

The property includes a 1½-story outbuilding that rests on brick piers and is clad in painted wood shingles. The origins of this building are unknown. The Newburyport National Register District nomination calls it a shed and gives it a date of ca. 1845, but it is not shown on the 1851 Plan of Newburyport (see attached). It may be a remnant of the taller outbuilding with smokestack seen in the 1880 "bird's-eye view" (see attached).

**HISTORICAL NARRATIVE**

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

*(This Historical Narrative is adapted and expanded from the 1980 version of this Form B and Area Form NWB.1)*

This house is located within the Merrimack Shipbuilding District Area Form (NWB.1). This area was part of the Town of Newbury until 1851. In that year, Newburyport was incorporated and the district north of Oakland Street was annexed to Newburyport. During the second half of the 19<sup>th</sup> century, most of the shipyards in active operation were located within the Merrimack Shipbuilding District. Residential development during the late-18th and 19<sup>th</sup> centuries along Merrimac Street and the streets running from Merrimac Street toward High Street were closely associated with the shipyards. Shipbuilding remained a prosperous industry until the late-19<sup>th</sup> century.

According to the 1980 Form B, George Burroughs, a tanner, who invested heavily in land in this area, sold this parcel of land to Jacob Whitmore in 1785. Jacob Whitmore built this house shortly thereafter. The house is located in the heart of what was then Newbury's shipbuilding district and Whitmore was likely employed in the shipyards. Whitmore sold this house to Caleb Brown in 1826. Brown was a blacksmith who invested in several nearby homes during that period.

Later this house was sold to John Currier, Jr. who established a shipyard on a large tract of land he owned east of his house. He launched almost one hundred ships between the years of 1831 and 1884. His shipyard included two launching ways, a saw mill, two-story workshop with a mold loft, and a blacksmith shop. Mr. Currier had a reputation as a builder of some of the finest sailing vessels. The *Boston Traveler*, on August 8, 1860, stated, "Among shipbuilders, John Currier, Jr., of Newburyport stands

*Continuation sheet 1*

**INVENTORY FORM B CONTINUATION SHEET**  
**MASSACHUSETTS HISTORICAL COMMISSION**  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BREWSTER

342 MERRIMAC STREET

Area(s) Form No.

NWB.1

NWB.272

conspicuous. His reputation both at home and in Europe as a capable shipbuilder and as an honest man is without rival." Two of Mr. Currier's notable vessels included the 1,847 ton *John Currier*, which was built in 1882 and was the largest sailing ship built on the Merrimack, and the 1,575 ton *Mary L. Cushing*, which was built in 1883 and was the last square-rigged sailing vessel to be built in Massachusetts. Currier retired in 1884 and passed away in 1887. His son, author and historian John J. Currier, worked for many years in the counting room of the Currier shipyard. Prior to 1872 this house was sold to John Merrill, a ship carpenter. The house remained in the Merrill family until 1913 when Mary S. Merrill sold the property to Mary C. Sawyer.

The house and outbuilding are listed as contributing resources in the Newburyport National Register District, established in 1984.

**BIBLIOGRAPHY and/or REFERENCES**

1851 Plan of Newburyport, Mass. H. McIntire

1880 Bird's eye view, E. H. Bigelow

Cheney, Robert, *History of Merrimack River Shipbuilding*, Newburyport 1964

[www.clipperheritagetrail.com/tour\\_alongwatersedgq.php#09](http://www.clipperheritagetrail.com/tour_alongwatersedgq.php#09)



Photo 2. View looking east.

*Continuation sheet 2*

**INVENTORY FORM B CONTINUATION SHEET**  
**MASSACHUSETTS HISTORICAL COMMISSION**  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BREWSTER

342 MERRIMAC STREET

Area(s) Form No.

NWB.1

NWB.272



Photo 3. View of rear elevation and outbuilding, looking west.



Detail of 1851 Plan of Newburyport.

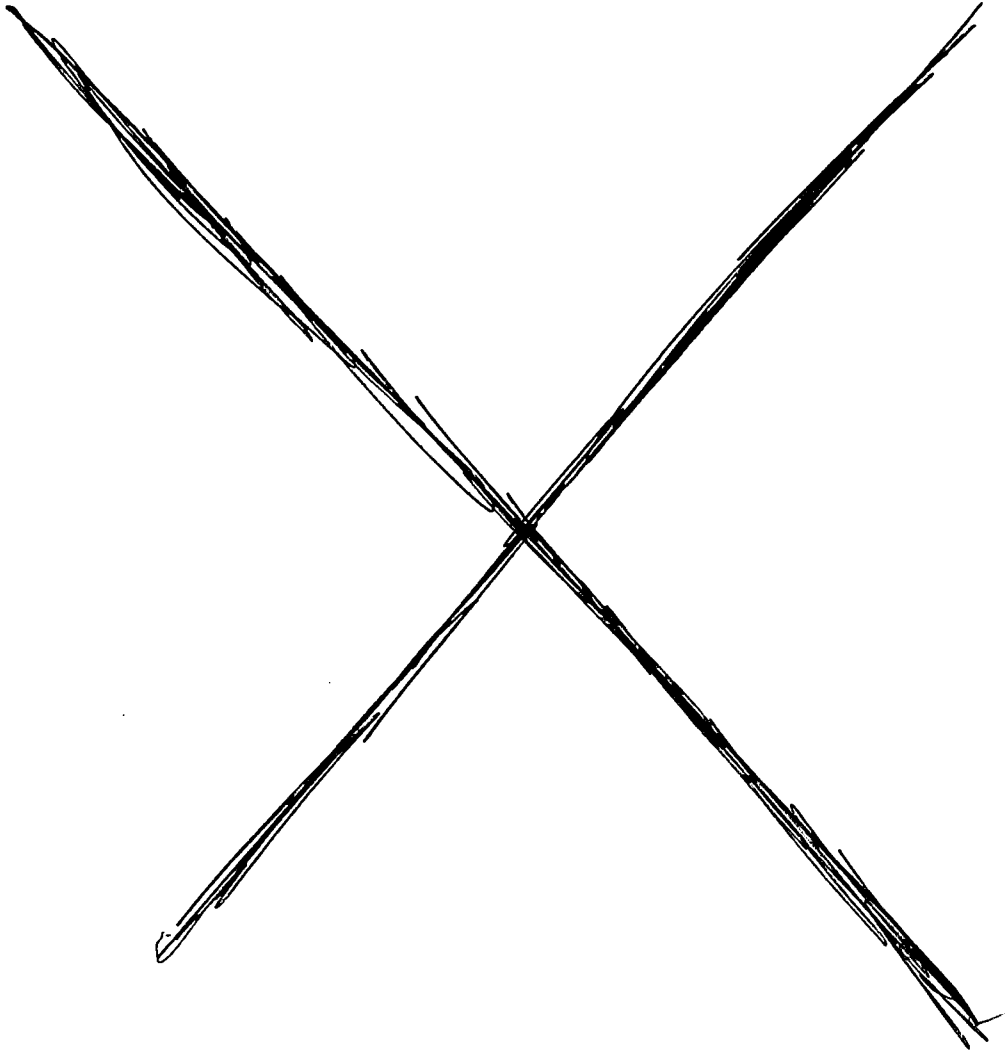


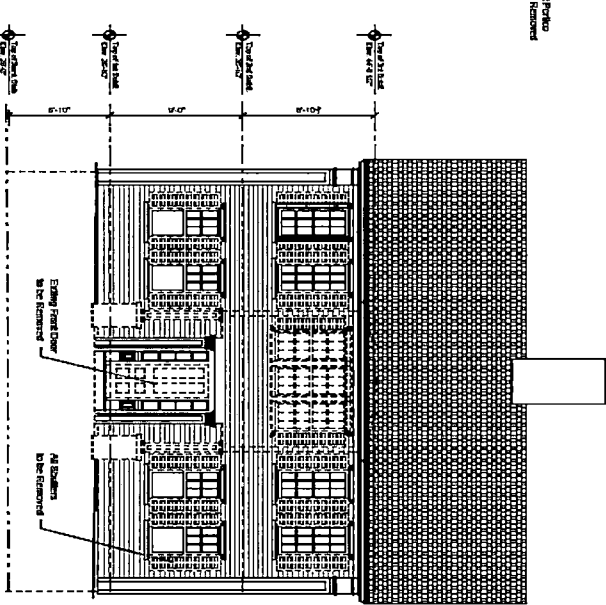
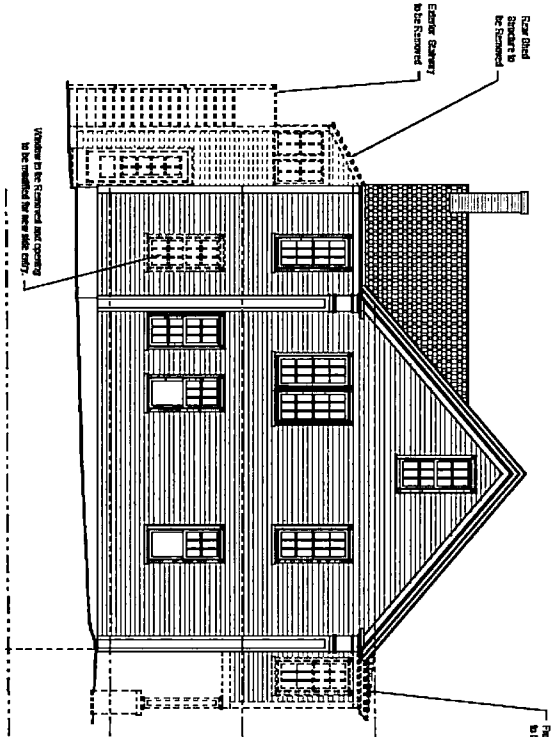
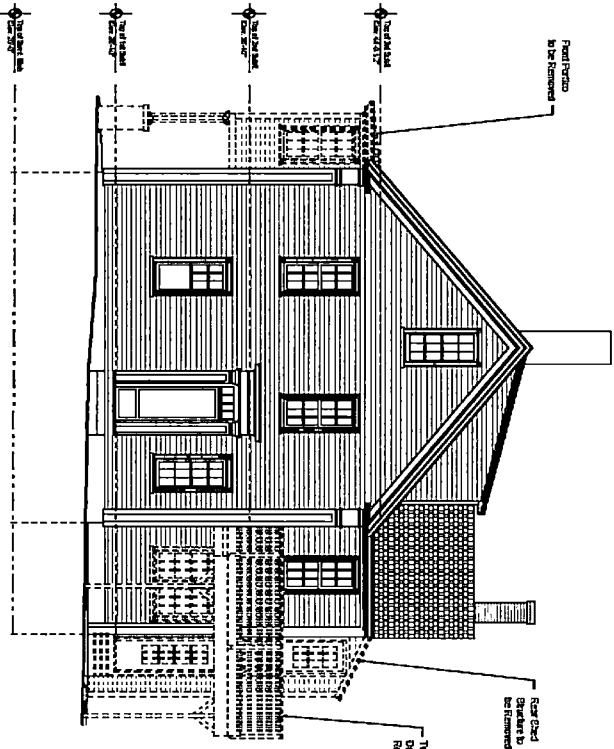
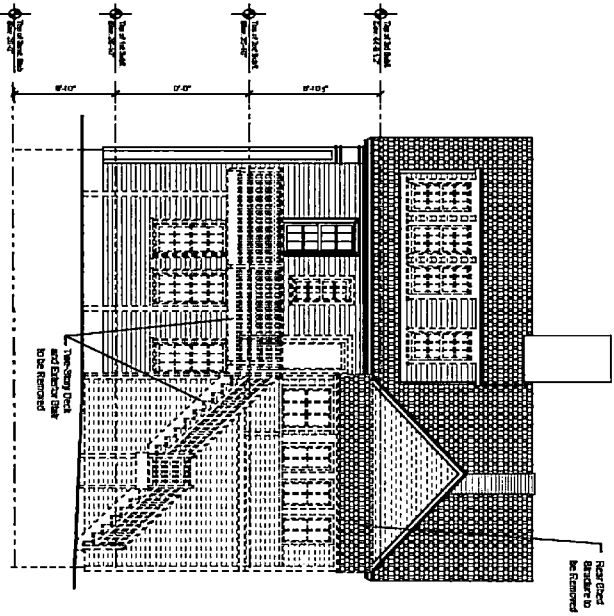
1880 "Bird's eye view".

*Continuation sheet 3*

EXHIBIT F

Grantor's Approved Plans and Newburyport Historical Commission Conditions from Special Permit





# EXISTING CONDITIONS



**KEERY**  
GROUP, LLC  
227 Main Street, 2nd Floor  
Newburyport, MA 01950  
(603) 881-3710

| Item | Description | Notes   |
|------|-------------|---|
| 1    | 08/1/20     | Actual Notations Indicated Demolition on Area |
| 2    | 06/04/21    | Revised Scope of Demolition                   |
| 3    | 08/16/21    | Revised Scope of Demolition                   |

Architectural Plans prepared by the firm of  
**Dan and Judy Lynch**  
342 Main Street  
Newburyport, MA 01950

## Existing Elevations (Showing Demolition Items)

Project No. 18028 Scale: 1/8" = 1'-0" Date: June 15, 2023





## EXHIBIT F

### Requirements of the Newburyport Historical Commission for the Restoration of the Exterior of the Building as specified in the stipulations of Special Condition 2 of the Special Permit.

All of the following architectural elements shall be maintained and preserved in accordance with the Plans included above as part of this Exhibit F:

- All the exterior historical features reflecting the Greek revival renovation carried out in 1842 shall be restored through repair or replacement in kind. No doors or window openings (except as noted below) are to be altered all in accordance with the Plans dated June 15, 2020 titled "Proposed Exterior Elevations" and "Demolition Elevations" by Keery Design LLC (collectively the "Plans") as included above.
- The front 'portico' shall be removed, and the front elevation restored according to the Plans presented and the center window on the second floor shall be a single window of the same design and configuration as the other windows on that façade as shown on the Plans.
- As shown on the Plans, all the existing historic windows - that is, windows identified as dating to sometime from 1840 to 1950, shall be repaired and/or restored. Newer windows (identified as "Brosco" replacement windows by the applicant) shall be replaced by new, historically appropriate replacement windows with wood sash and muntins and true divided lights.
- As shown on the Plans, the historic door and window (by the proposed new kitchen area) on the East elevation shall not be altered, but repaired or restored as needed.
- As shown on the Plans, the historic window lights surrounding the front entrance door shall be preserved. The door may be replaced with a historically-appropriate door pending review and approval of the commission of the specific design and reason for replacement. The entablature above the door shall be restored to a historically-appropriate design as shown in the plans.
- As shown on the Plans, the chimney will not be removed or altered.
- The shutters on the front of the house may be removed or may remain in place, at the discretion of the Applicant.

## EXHIBIT G

### Restriction Guidelines

#### ATTACHMENT TO PRESERVATION RESTRICTION AGREEMENT BETWEEN THE CITY OF NEWBURYPORT AND WHITMORE-CURRIER CONDOMINIUM TRUST AND DAN AND JUDY LYNCH

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction, which deals with alterations to the premises. Under this section permission from the Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require Commission review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the Commission, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

#### PAINT

Minor – Exterior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including ornamental ironwork, stone, decorative or significant woodwork.

#### WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

#### EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the property is also considered a major alteration.

#### LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings, walls, fences; ground disturbance affecting archaeological resources.

## HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

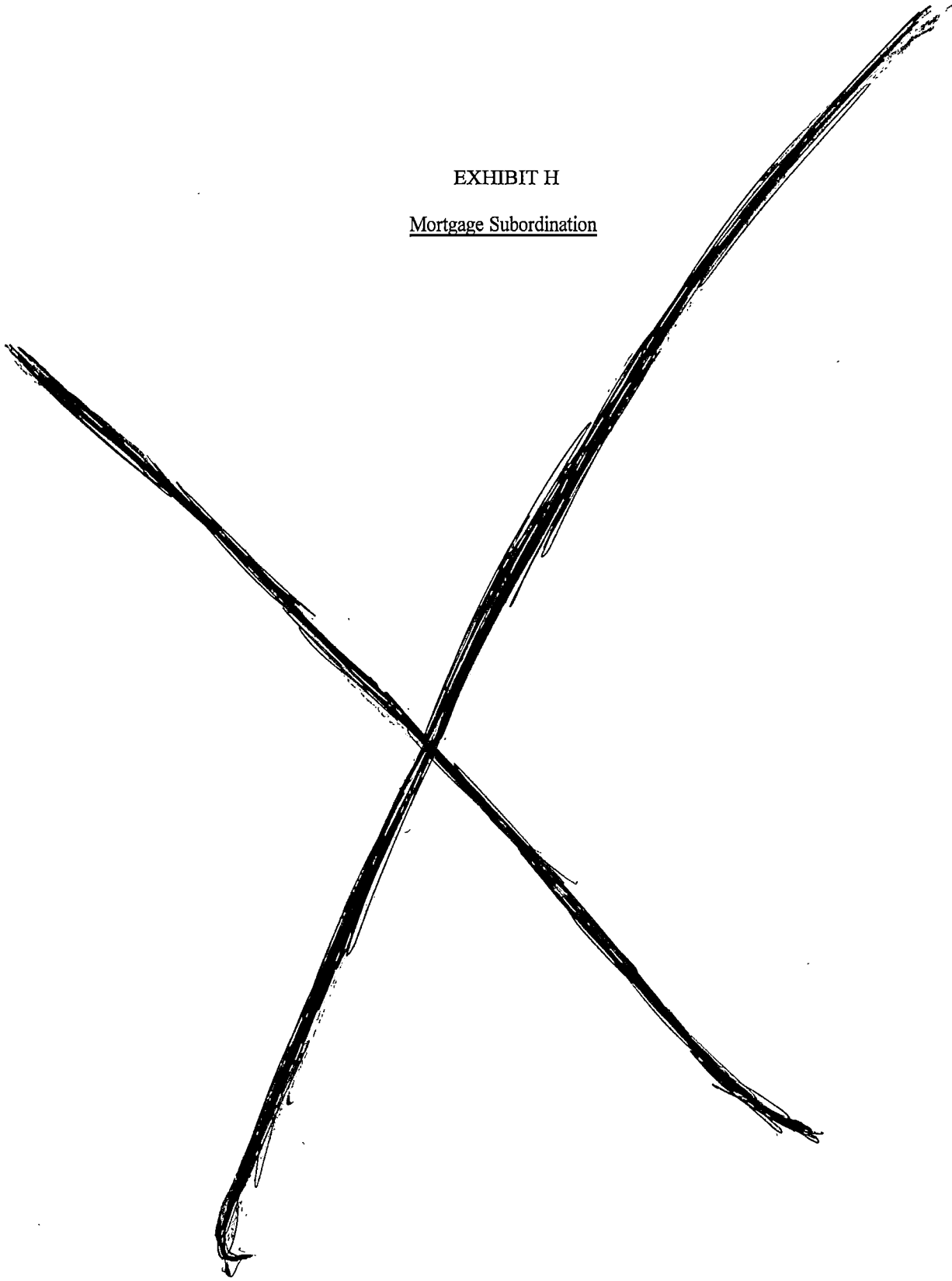
Major - Installing or upgrading systems which will result in major exterior appearance changes (i.e. exterior ducts, piping, ventilators, HVAC units); the removal of substantial quantities of original materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. In fact approval of such changes shall not be unreasonably withheld. Under the preservation restriction such changes must be reviewed by the Commission and their impact on the historic integrity of the Facades assessed.

It is the responsibility of the property owner to notify the Commission in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. The Commission will attempt to work with property owners to develop mutually satisfactory solutions, which are in the best interests of the property.

EXHIBIT H  
Mortgage Subordination

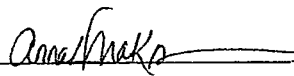


### ASSENT BY MORTGAGEE

Institution for Savings in Newburyport and its Vicinity ("Mortgagee") is the holder of a mortgage on property located at 342 Merrimac Street, Unit 342, Newburyport, Massachusetts ("Premises") from Daniel J. Lynch and Judith S. Lynch ("Mortgagor") to the Institution for Savings in Newburyport and its Vicinity dated February 19, 2021 and recorded with the Essex South Registry of Deeds in Book 39570, Page 213 ("Subordinated Mortgage"). Said Mortgagee by this instrument assents to the Preservation Restrictions from Whitmore-Currier Condominium and Daniel J. Lynch and Judith S. Lynch to the City of Newburyport as set forth in an Agreement dated September 21, 2021, and recorded herewith, and agrees that upon the Mortgagee's exercise of its right to foreclosure on the mortgaged Premises it shall assume the burdens of the Preservation Restrictions accepted by the Mortgagor.

In Witness Whereof, the said Institution for Savings in Newburyport and its Vicinity has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Anna Makos, its Senior Vice President this 22<sup>nd</sup> day of September, 2021.

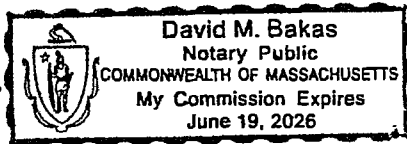
Institution for Savings in Newburyport and its Vicinity by:  
Anna Makos, S.V.P.


A handwritten signature in dark ink, appearing to read "Anna Makos", is written over a horizontal line.

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 22<sup>nd</sup> day of September, 2021 before me, the undersigned notary public, personally appeared Anna Makos and proved to me through satisfactory evidence of identification, being (check whichever applies) ☒ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, an acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose,



  
\_\_\_\_\_  
Notary Public  
My commission expires June 19, 2026