

LANDSCAPE SCREEN SWAP

Newburyport Historical Commission

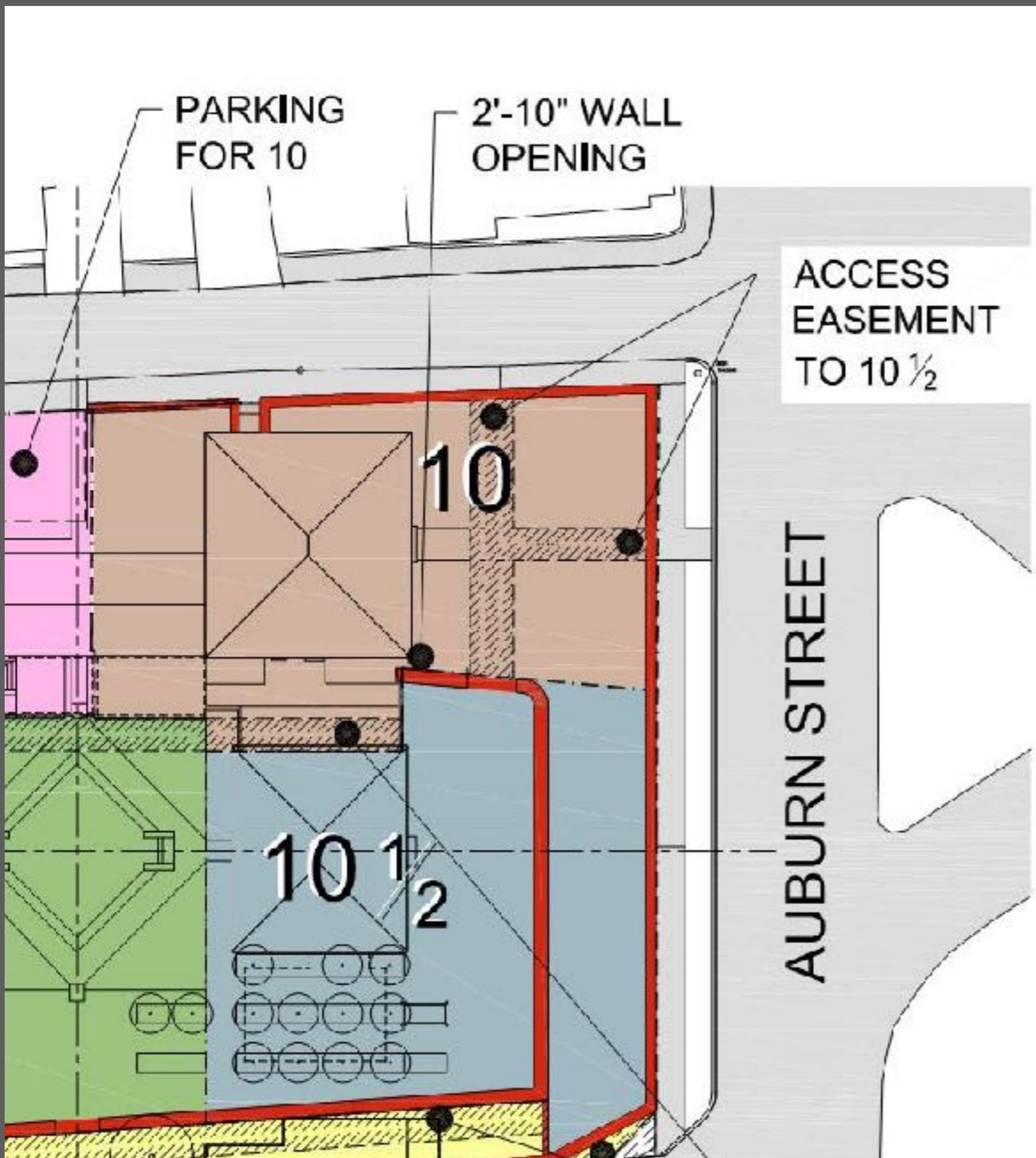
CHARLES GRIFFIN
OLD GAOL
NEWBURYPORT

April 22 2021



NEWBURYPORT GAOL PRESERVATION PROJECT

05.08.2019



- | | | |
|----------|--------|--|
| LOT 140b | 7 | VERNON ST.
DESROSIERS
SINGLE FAMILY RES. |
| LOT 140a | 5 | VERNON ST.
GENDRON/HAVEN
SINGLE FAMILY RES. |
| LOT 1 | 3 | VERNON ST.
GRIFFIN
SINGLE FAMILY RES. |
| LOT 5 | 1 | VERNON ST.
GRIFFIN
OFFICE
/SINGLE FAMILY RES. |
| LOT 4 | 10 | AUBURN ST.
GRIFFIN
DUPLEX |
| LOT 3 | 10 1/2 | AUBURN ST.
GRIFFIN |



PRESERVATION RESTRICTION KEY



FULL RESTRICTIONS



PARTIAL RESTRICTIONS



NO RESTRICTIONS

LOT FOUR TEN AUBURN STREET

FRONT and SIDE YARD

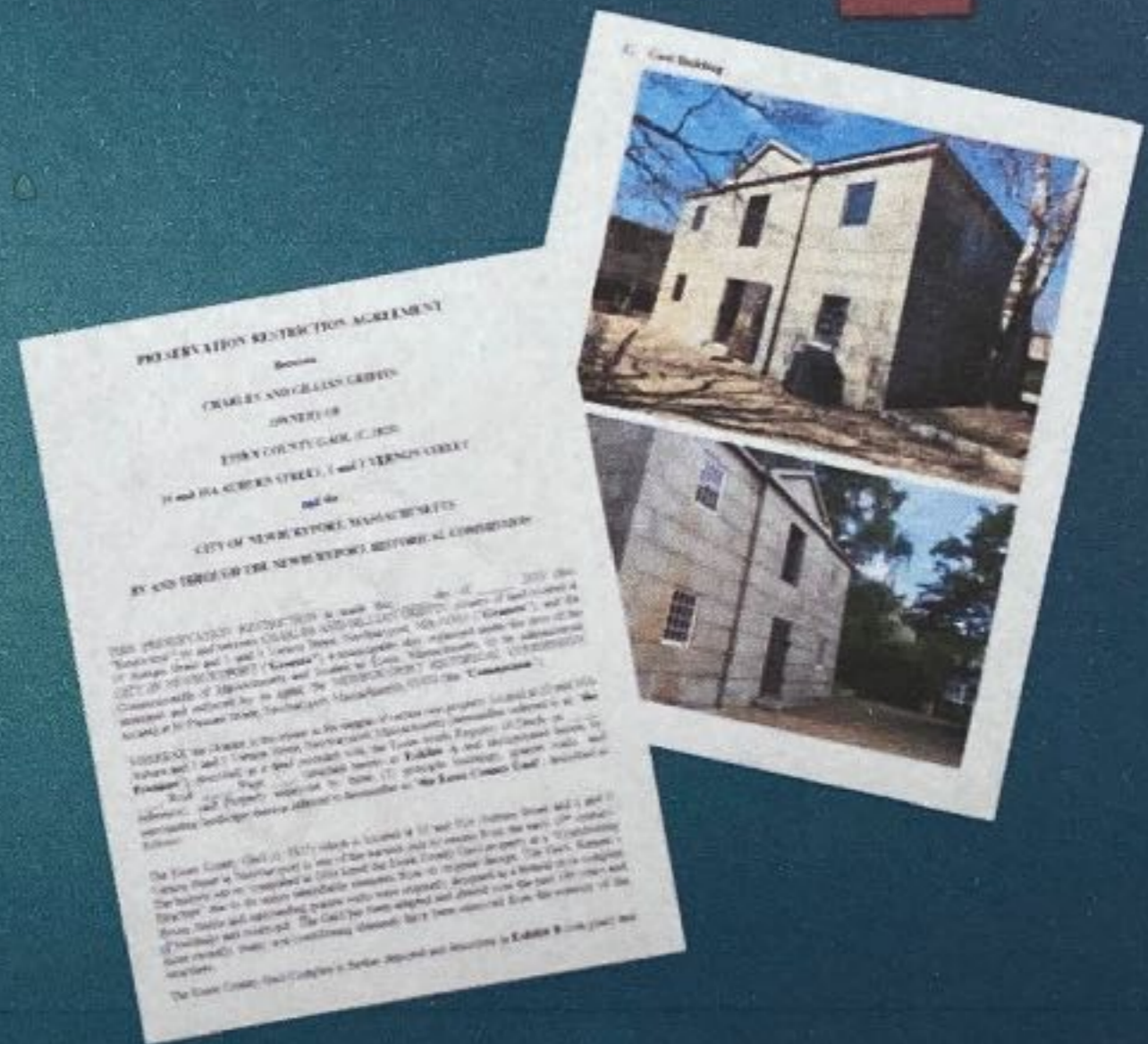
Main Exceptions

1. Gaol, Keeper's House, & Stable buildings:

- ▶ Additions to Connector and Gaol
- ▶ Roof Dormers
- ▶ Non-Masonry Chimney Removal
- ▶ New Gated Openings in Walls
- ▶ Selected Iron Door Removal
- ▶ Selected Window Bar Removal
- ▶ Selected Granite Block Removal or Addition

2. Landscape:

- ▶ Accessory Structures



PRESERVATION RESTRICTION AGREEMENT

Between

CHARLES AND GILLIAN GRIFFIN

OWNERS OF

ESSEX COUNTY GAOL (C.1825)

10 and 10A AUBURN STREET, 1 and 3 VERNON STREET

and the

CITY OF NEWBURYPORT, MASSACHUSETTS

BY AND THROUGH THE NEWBURYPORT HISTORICAL COMMISSION

THIS PRESERVATION RESTRICTION is made this _____ day of _____ 2019 (this "Restriction") by and between CHARLES and GILLIAN GRIFFIN, owners (under various LLCs) of land located at 10 Auburn Street and 1 and 3 Vernon Street, Newburyport, MA 01913 ("Grantor"), and the CITY OF NEWBURYPORT ("Grantee"), a municipality duly organized under the laws of the Commonwealth of Massachusetts and located in Essex, Massachusetts, to be administered, managed and enforced by its agent, the NEWBURYPORT HISTORICAL COMMISSION, located at 60 Pleasant Street, Newburyport, Massachusetts, 01950 (the "Commission").

WHEREAS, the Grantor is the owner in fee simple of certain real property located at 10 and 10A Auburn and 1 and 3 Vernon Street, Newburyport, Massachusetts (hereinafter referred to as "the Premises"), described in a deed recorded with the Essex South Registry of Deeds on August 22, 2019, Book 37775-160, Page 473-24, (attached hereto as Exhibit B and incorporated herein by reference), said Property improved by three (3) principle buildings, granite walls, and surrounding landscape thereon referred to hereinafter as "the Essex County Gaol", described as follows:

The Essex County Gaol (c. 1825) which is located at 10 and 10A Auburn Street and 1 and 3 Vernon Street in Newburyport is one of the earliest jails to remain from the early 19th century. The historic survey completed in 1984 listed the Essex County Gaol property as a "Contributing Structure" due to its major identifiable elements from its original design. The Gaol, Keeper's House, Stable and surrounding granite walls were originally designed as a federal-style complex of buildings and courtyard. The Gaol has been adapted and altered over the past 190 years and more recently, many non-contributing elements have been removed from the exterior of the structures. Such historical and recent alterations to the Essex County Gaol are described in Exhibit C.

D. Keeper's House Building Elements:

- a. Existing granite foundation and stone walls with exceptions for approved porch addition to the non-contributing connector building and/or its potential removal;
- b. Existing window openings pertaining to the size and pattern only;
- c. Existing roofline with exceptions for termination vents and dormers on the northeast and southwest facing roof surfaces;
- d. Existing roof with exceptions for replacement with wood, slate, or slate-like composite material (including the use of integrated solar panels);
- e. Existing stone chimneys;
- f. Existing gutters and downspouts with exception for replacement with non-vinyl or light-gauge aluminum; and
- g. Existing open landscape with exception for approved parking and landscape features.

Approval voted
unanimously by NHC
8/28 2019

"Approved by NHC"
9/10/2019

APPROVED 8/28/2019

STRUCTURE OF THE GAOL PRESERVATION RESTRICTION

LOCATION / EXCEPTIONS TO CONTROL BY THE PR

EXAMPLE

“D. g. Existing open landscape with exception for the approved parking and landscape features .”

CAN BE READ

1: approved parking
2: landscape features

OR

1: approved parking
2: approved landscape
features

WHY NEEDED

10 AUBURN IS A DUPLEX

THE RESIDENTS OF THE FRONT UNIT
FACING AUBURN STREET HAVE NO PRIVACY, EVEN
PARTIAL, WHEN OUTDOORS NOR DOES THE PUBLIC
HAVE A VIEW THAT HIDES THE OWNERS OUTDOOR
FURNITURE AND COOKING EQUIPMENT

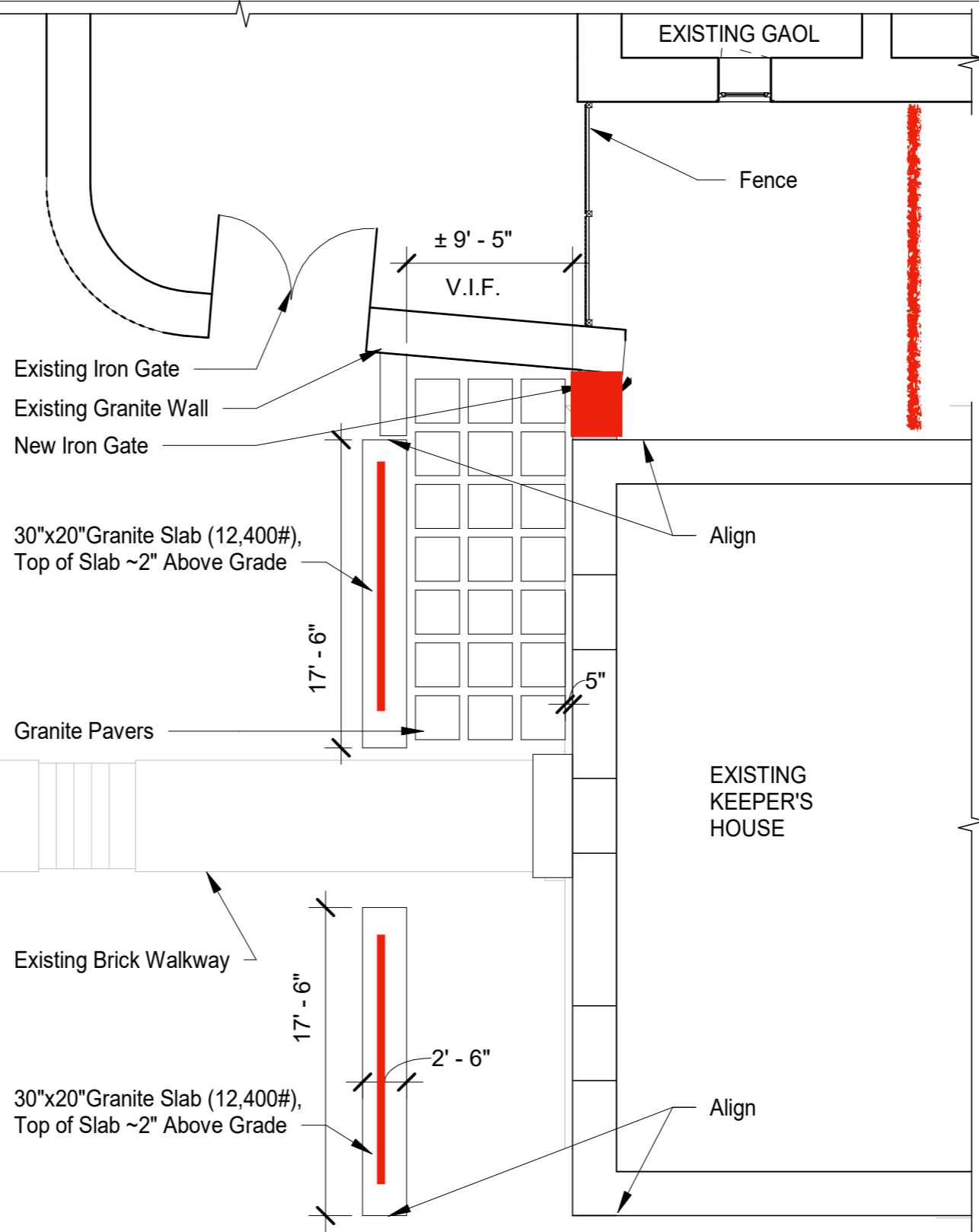
A LANDSCAPE SCREEN IS NEEDED THAT SOLVES
BOTH PROBLEMS WHILE USING MATERIALS AND
DESIGN THAT HONORS THE KEEPERS
HOUSE OF THE GAOL PROPERTY

A LANDSCAPE SCREEN FITS BOTH NEEDS

Auburn Street

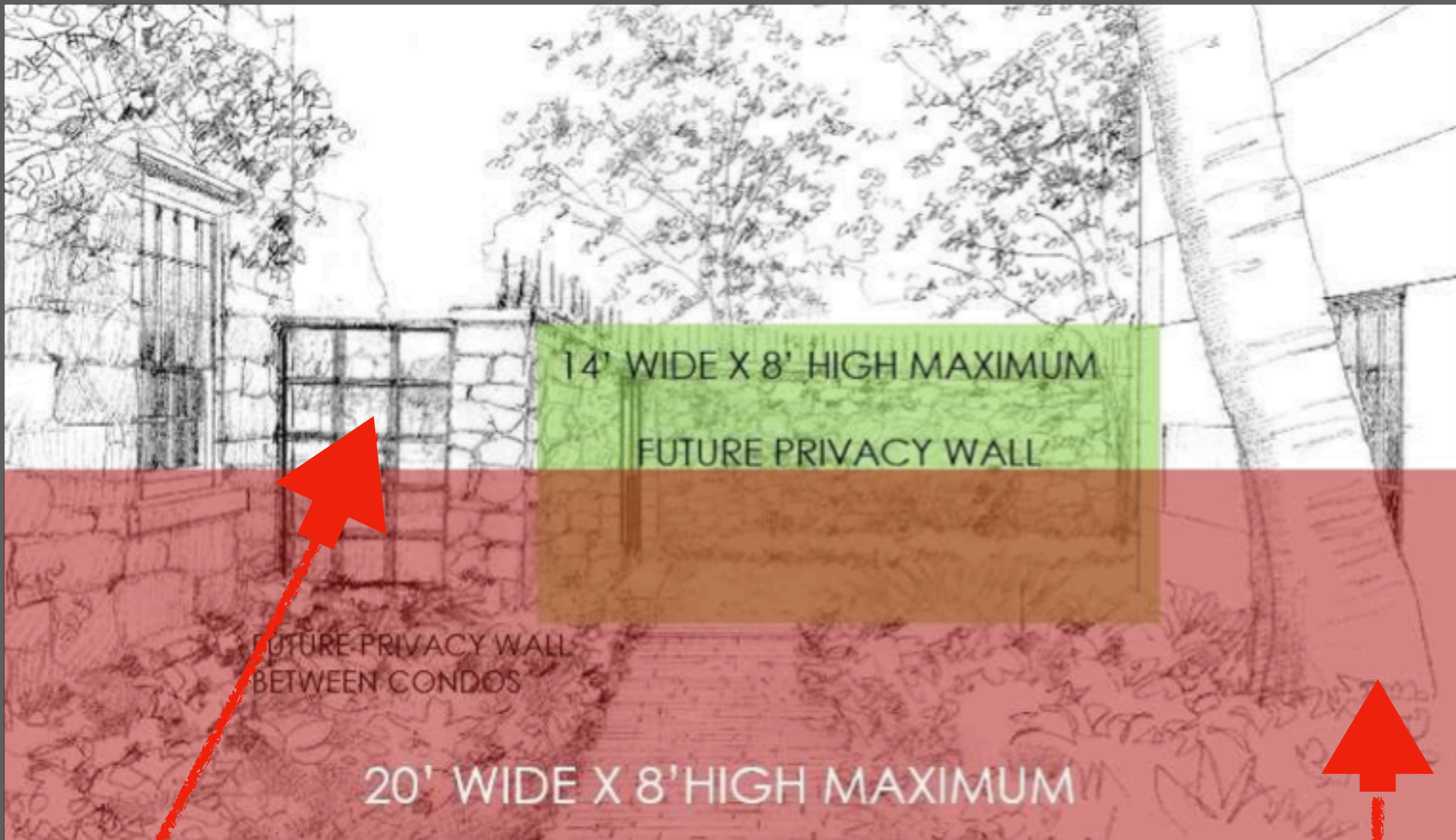
EXISTING LIGHT

Vernon Street



1 Site Plan
1" = 10'-0"

<p>EGGA ARCHITECTS</p> <p>1 Vernon Street Newburyport, MA 01950 P: (978) 462-5515</p>	<h1>Addition to the Gaol</h1>		<p>C-2</p> <p>10 Auburn Front Patio</p>
	<p>DATE: 10/19/20</p>	<p>SCALE: 1" = 10'-0"</p>	



BY CREATING A FRONT PERGOLA
NO NEED TO REMOVE A PORTION OF THE 1825 WALL
NO NEED TO HAVE THIS FENCE IN THE COURTYARD
(BOTH ARE ALLOWED IN THE PR)



ALLOWS THE SHADE GARDEN TO REMAIN AS IS





Keepers House with possible future road to Gaol
IRONWORK DRAWN OVER SIZED



Patio as of April 10 2021







VIEW OF TWO PANELS FROM LAWN
PANELS OF 1/2" STEEL ARE ABOVE RED LINE



VIEW OF MOCK UP FROM MIDDLE OF AUBURN STREET



VIEW FROM BARTLET MALL

AREA OF GRANITE WALLS ON THE "KEEPERS HOUSE" IS 2180 sq. ft.

Area of Steel Trellis 15 sq. ft.

THANK YOU