

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 123 State Street

Applicant: Crane Properties, LLC, c/o Lisa Mead, Mead, Talerman & Costa, LLC

Address: 30 Green Street, Newburyport MA 01950

Phone: 978 463 7700 Email: Lisa@mtclawyers.com

Owner (if different) _____

Year built: 1875 Area (sq. ft.): 3692 gross sf

Architectural style: Second Empire

- The structure is:
- A principal structure which is in whole or in part 75 or more years old
 - An accessory structure 100 or more years old
 - Listed on the National Register of Historic Places
 - Previously designated by the Commission to be a significant building

Structure type: Residential: Single Family Two-Family Multi-Family

Outbuilding: Specify: _____

Commercial: Specify: _____

Institutional: Specify: _____

A District Data Sheet is: attached not available for this structure

A Form B survey is: attached not available for this structure

- Demolition type:
- Full Building Demolition
 - Partial Building Demolition
 - Roof Line Change

Description of the building or structure (or part thereof) to be demolished:
Remove later added rear addition.

**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**


Describe reasons for demolition:

Addition is in disrepair and not constructed to hold adequate load.

Describe alternatives to demolition that have been considered:

None

Please attach additional pages if necessary.

Applicant's Signature  _____ Date 8/11/20

Owner's Signature (if different) _____ Date _____

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-060

Name: Crane Properties/Lisa Mead, MTC LLC

Address: 123 State Street

Zoning District(s): R3/DCOD

Request: Remove rear portion of existing contributing structure and replace with new addition resulting a roofline change at addition. Net increase is <500sf and exterior wall demo is <25%.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
 - Lot Area
 - Lot Frontage
 - Lot Coverage
 - Parking (VII)
 - Modification
- Open Space
- Height
- Lot Width
- Front Yard
- Side Yard
- Rear Yard

Sign Variance

- Signs (VIII)
 - Type
 - Lighting
 - Size
 - Location

Other

Special Permit

- Table of Use Regulations (V.D) #: _____
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)*
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
 - FAR
 - Lot Coverage
 - Height
 - Setbacks
 - Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # _____
- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

The name typed below represents the intent to sign the foregoing document:

Jennifer Blanchet

08/13/2020

Newburyport Zoning Administrator

Date

123 STATE ST

Location 123 STATE ST

MBLU 33/ 50/ / /

Owner COMPARONE CHARLOTTE TRS

Assessment \$706,000

PID 1879

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$435,100	\$270,900	\$706,000

Owner of Record

Owner COMPARONE CHARLOTTE TRS
Co-Owner BRUCE FOLSOM TRS
Address 1 BUCK ST
NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 37923/0208
Sale Date 10/10/2019
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COMPARONE CHARLOTTE TRS	\$0		37923/0208	1F	10/10/2019
COMPARONE CHARLOTTE A	\$0		37111/0110	1A	10/29/2018
COMPARONE CHARLOTTE A	\$0		37111/0107	1H	10/29/2018
BARRE JEAN-FRANCOIS	\$0		36982/0018	1A	08/31/2018
SOUCY HENRIETTE TRS	\$551,000		27403/0086	00	12/19/2007

Building Information

Building 1 : Section 1

Year Built: 1850

Living Area: 2,630

Building Attributes	
Field	Description
Style	Antique
Model	Residential

Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Mansard
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average

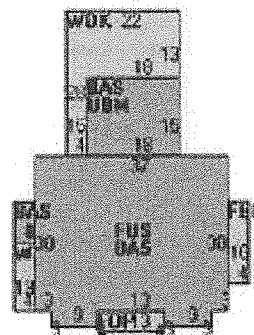
Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos/\01\00\04\34.jpg>)

Building Layout

UBM(278)



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/1879_19)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,466	1,466	
FUS	Upper Story, Finished	1,164	1,164	
FEP	Porch, Enclosed	64	0	
FOP	Porch, Open	52	0	
UBM	Basement, Unfinished	548	0	
WDK	Deck, Wood	398	0	
		3,692	2,630	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.21
Depth 0
Assessed Value \$270,900

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$396,900	\$270,900	\$667,800

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NEWBURYPORT
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
✓ 101) # 370	14-43	Double House	ca 1875	Second Empire	C
✓ 103)	14-44	Double House	ca 1875	Second Empire	C
✓ 105-107) # 372	14-45	Titcomb-Raymond House	1808	Federalist	C
109	33-44		ca 1855	Italianate	C
111	33-45		ca 1900	Colonial Revival	C
	33-46	vacant lot			
113-115	33-47	Double House	ca 1855	Greek Revival	C
117-119	33-48	Double House	ca 1885	Victorian Gothic	C
121	33-49		ca 1875	Second Empire cottage	C
123	33-50		ca 1875	Second Empire cottage	C
125	33-51		ca 1870	sidehall Italianate cottage	C
127	33-52		ca 1870	sidehall Italianate	C



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

August 12, 2020

By Hand

Glen Richards, Chair
Historic Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Release of Demolition Delay;
123 State Street, Newburyport, MA (the "Property")
Assessor's Map: 50 Lot: 33

Dear Mr. Richards:

Reference is made to the above-captioned matter. In that connection, this firm represents Crane Properties, LLC the owners of the Property (the "Applicant"), who will be renovating the single family home.

The Property is located in the R-3 zoning district and DCOD overlay district. The structure on the Property was constructed on or around 1875 as is listed as Contributory on the District Data Sheets. There is no Form B for the Property.

The Applicant proposes to remove the rear portion of the Structure, which will amount to 22.5% of the exterior walls being removed and construct an addition which will meet all of the set back requirements. The Applicant's addition is 466 square feet additional floor space from what exists today.

The Applicant requests that you make a determination as that the structure is historically significant and that it be preferably preserved. However, the Applicant then requests you approve the renovation plans and release the structure from a demolition delay.

History and Condition

The structure was built in or around 1875 according to the District Data Sheets and is described as a "Second Empire Cottage". According to the title search this office undertook, the Property was originally a part of a larger piece of property owned by Joseph Moulton¹ who subdivided the land. (Book 672 Page 170). Moulton sold this parcel,

¹ It appears from our research that Joseph Moulton was owner of the silversmith manufacturing concern which was later sold to Towle and Jones, and later became Towle Silversmith. It is unclear if Mr. Moulton constructed this home but it is unlikely that he lived in the home. At the time of this writing that determination has not been finalized.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

which as some point prior to his conveyance out had a house constructed upon it, to Betsy Wells in 1876. (Book 968 Page 71).

The earliest Sanborn Map which includes this portion of State Street is dated 1914. (Exhibit A) You will note the house located on the map with what appears to be a form similar to the form of the home today. (See Site Plan and Assessors Map at Exhibit B) However, today in reality there are what appears to be two additional “bump outs”. (Exhibit C) The second of the two, not the one with the brick foundation, appears to be later added. It appears that the most rear addition was removed and/or significantly altered. According to William Nolan, AIA, “It appears there were renovations done to the existing rear volume in the 1980’s, based on the materials used. The work was done poorly and did not integrate well with the original structure. The beams and joists that are currently exposed are undersized, and there are parts of the framing and sheathing showing signs of water saturation, a result of poor weatherproofing.” (Exhibit D). This rear most bump out is what is proposed to be removed. There was also a deck added to the rear of the structure. See also, photographs attached. (Exhibit E)

It should be noted that the proposed addition will replace the addition which is proposed to be removed. It will be located slightly more to the south of the existing rear portion of the home and will be larger. In total, however, the proposed addition will add only an additional 455 square feet over what the existing structure includes. Importantly, the proposed addition remains behind the structure and well within the footprint of the existing structure.

The whole house including addition will be finished with James Hardie siding with the same reveal and same detail as today and will include 2 over 2 black single divided light, windows which are appropriate for the period. Further, the slate roof will be repaired and restored and the paint removed. Front door will be replaced with new door appropriate for the period. The Backyard will be a long stretch of grass surrounded by a new fence. For the Interior, among other restorations, we will be maintaining and refinishing the original staircase. Many of the original floors will be refinished and retained.

Based upon the foregoing, while the Commission should find that the original structure is historically significant and should be preferably preserved, we request the Commission not impose a delay and approve the roof line change as proposed.

Please do not hesitate to contact me at 978-463-7700 if you have any questions.

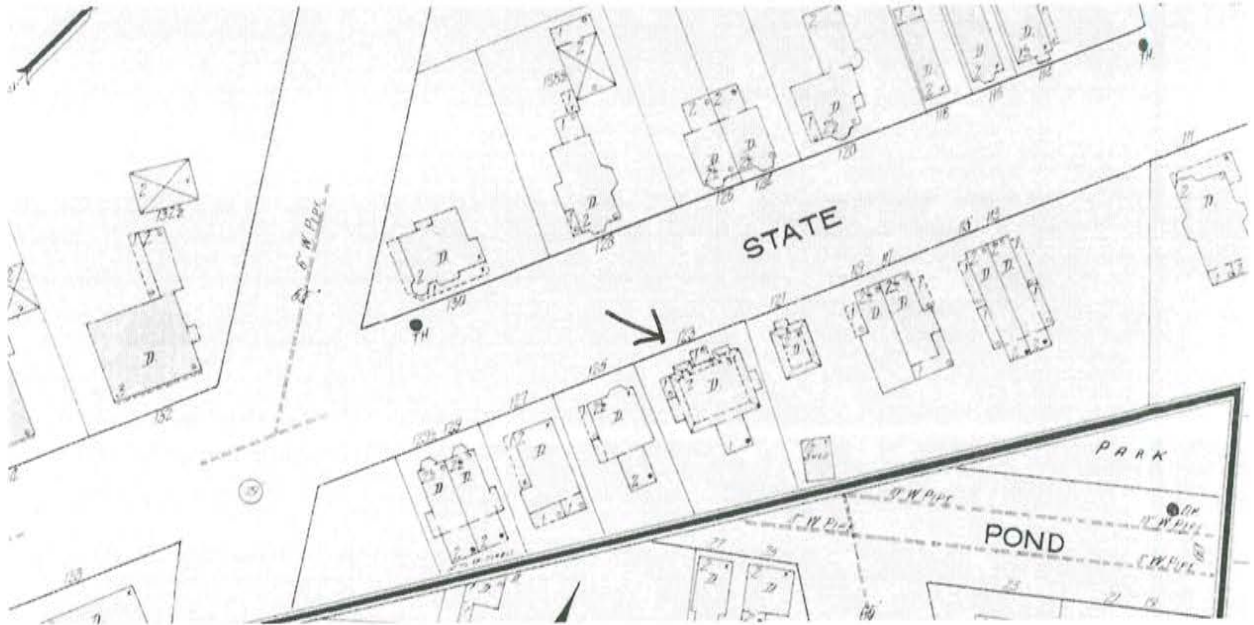
Respectfully submitted
Crane Properties, LLC
By their Attorney



Lisa L. Mead

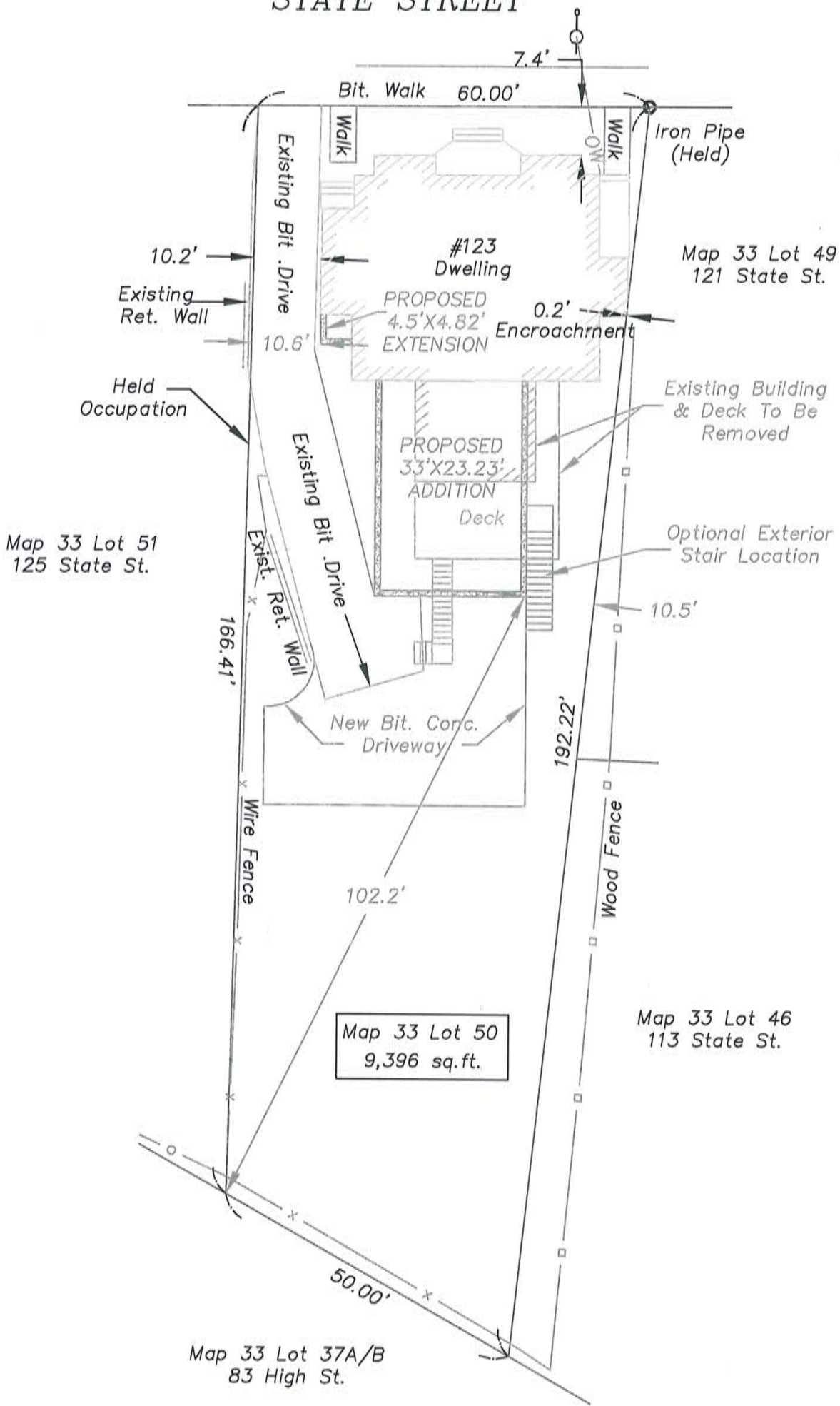
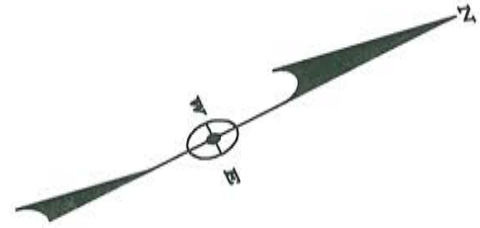
Attachment
cc: client

EXHIBIT A



Sanborn 1914

STATE STREET



- REFERENCES:
- 1) Deed Book 37923 Page 208
 - 2) Plan Book 445 Plan 59
 - 3) Essex County L.O.#2211

PROPOSED PLOT PLAN
123 STATE STREET
NEWBURYPORT, MASSACHUSETTS

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

August 10, 2020 Scale: 1"=20'



HOR. SCALE IN FEET

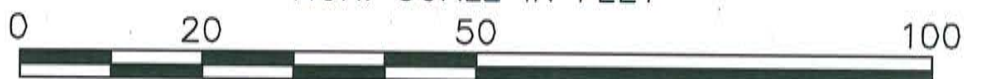
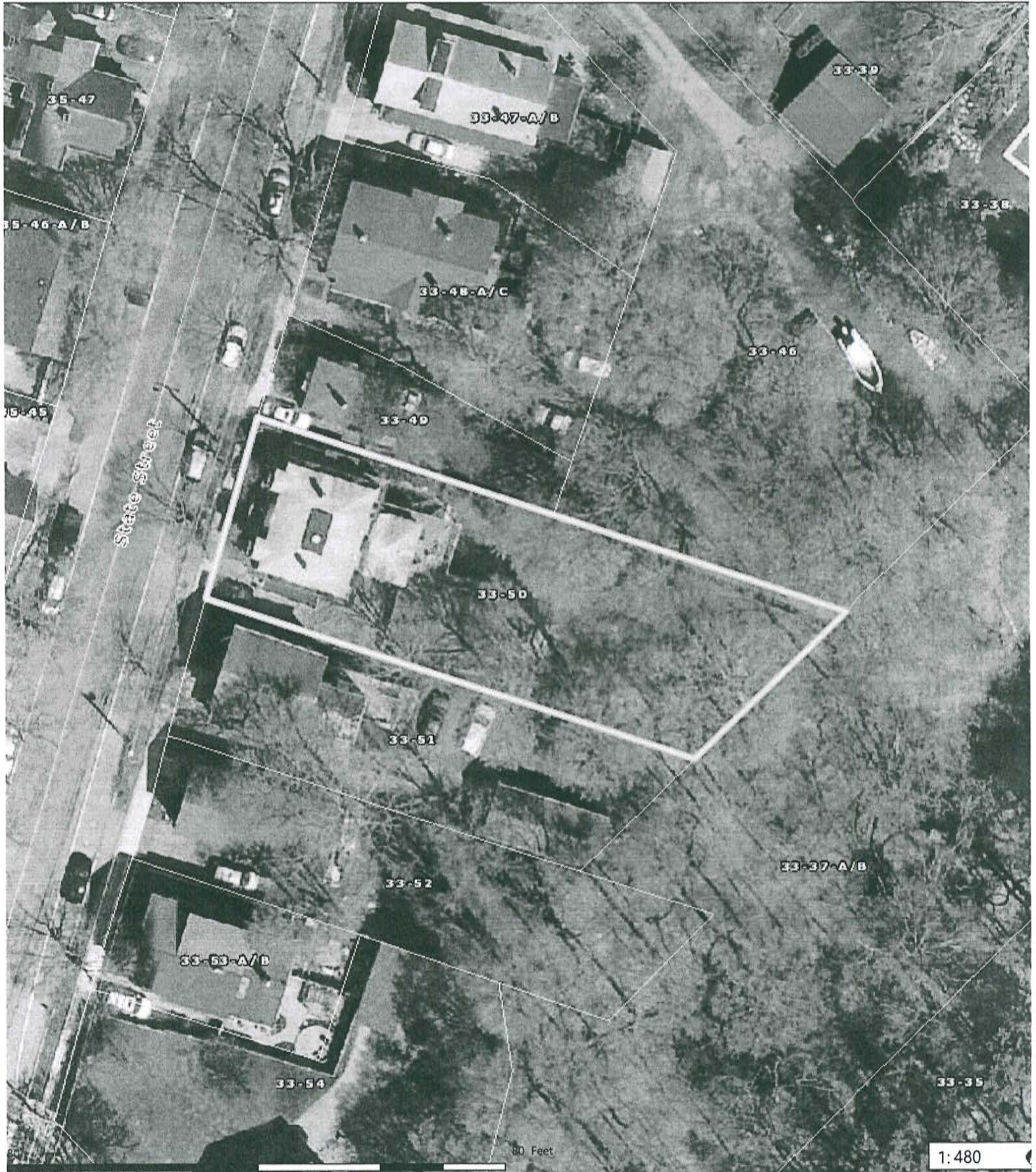


EXHIBIT B

EXHIBIT C

City of Newburyport

07/09/20



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



Legend

- Municipal Boundary
- Parcels (on aerial)
- Roads
 - Interstate
 - Major Road
 - Local Road
 - Railroad

EXHIBIT D



4 S. Main Street, Ipswich, MA 01938 • p 978.356.7786 • www.savoiennolan.com

To the Members of the Historic Commission:

At the property of 123 State Street there is an existing volume off the rear of the building that is in disrepair, and we are seeking to remove it and build a new addition that adheres to current building standards. It appears there were renovations done to the existing rear volume in the 1980's, based on the materials used. The work was done poorly and did not integrate well with the original structure. The beams and joists that are currently exposed are undersized, and there are parts of the framing and sheathing showing signs of water saturation, a result of poor weatherproofing. It is fair to assume that more weather damage will be found when more of the finishes are removed to expose the existing structure. The framing and weather proofing for the existing volume are in too much disrepair to renovate, and will require removal and building of a new structure for safety reasons.

Sincerely, Bill

A handwritten signature in black ink, appearing to read "Bill Nolan", with a long horizontal flourish extending to the right.

William Nolan, AIA

EXHIBIT E

























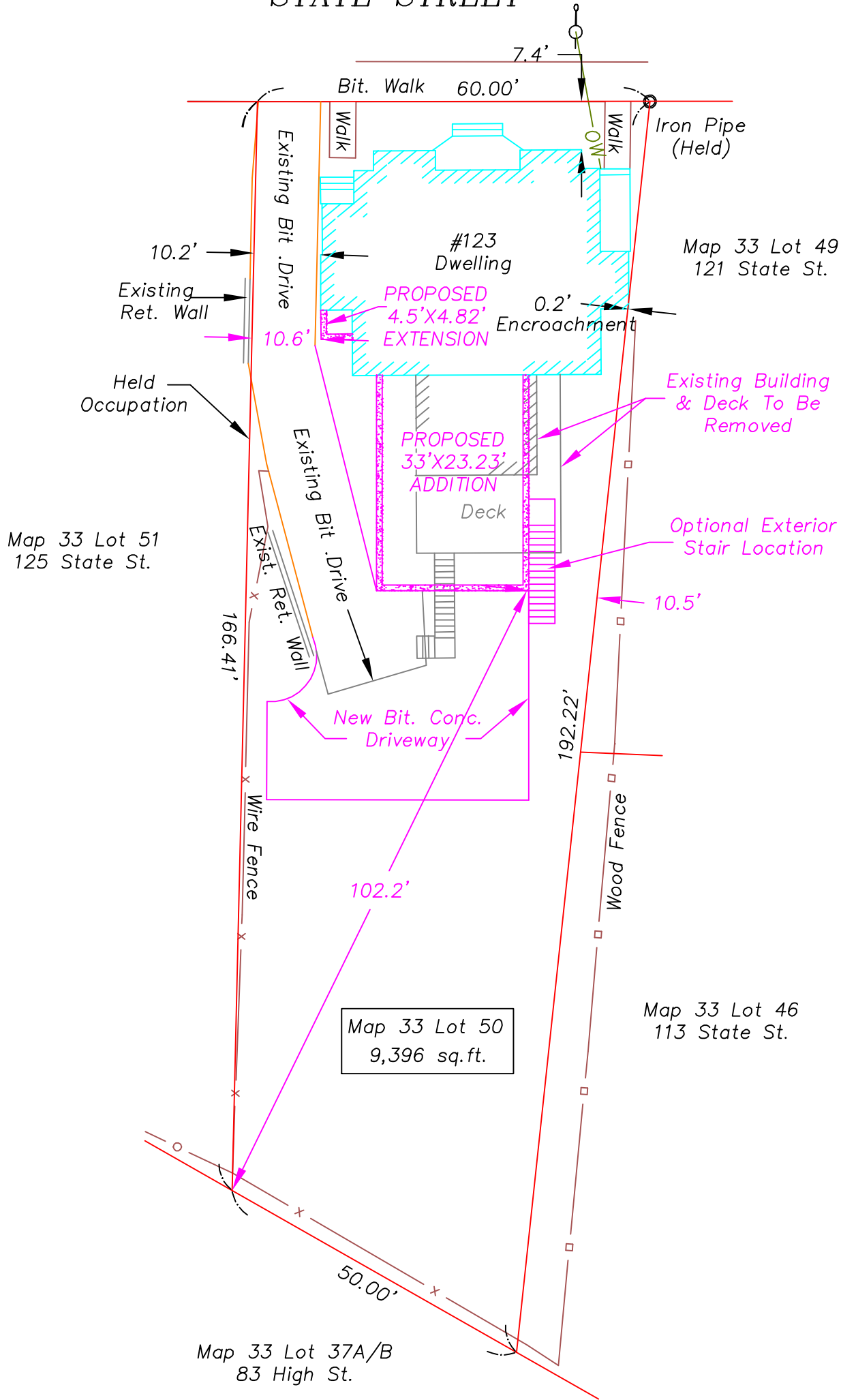
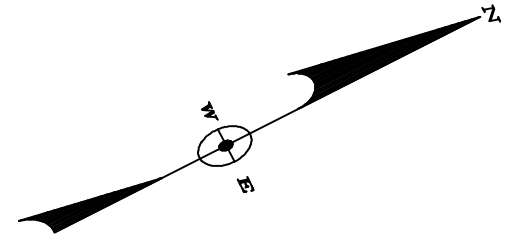








STATE STREET



PROPOSED PLOT PLAN
123 STATE STREET
NEWBURYPORT, MASSACHUSETTS

Prepared By
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- REFERENCES:
1) Deed Book 37923 Page 208
2) Plan Book 445 Plan 59
3) Essex County L.O.#2211



August 10, 2020 Scale: 1"=20'

HOR. SCALE IN FEET



Elevation Legend	
	Area of existing exterior wall (to remain)
	Area of existing exterior wall (to be removed)

Existing Exterior Wall Elevation Square Footage			
	Area to remain	Area to be removed	Total
Front (West) Elevation	1,028 SF	0 SF	1,028 SF
Side (South) Elevation	884 SF	363 SF	1,247 SF
Rear (East) Elevation	902 SF	442 SF	1,344 SF
Side (North) Elevation	960 SF	288 SF	1,248 SF
Total	3,774 SF (77.5%)	1,093 SF (22.5%)	4,867 SF

NOTE:
Roof planes not included in area calculations



Elevation Legend

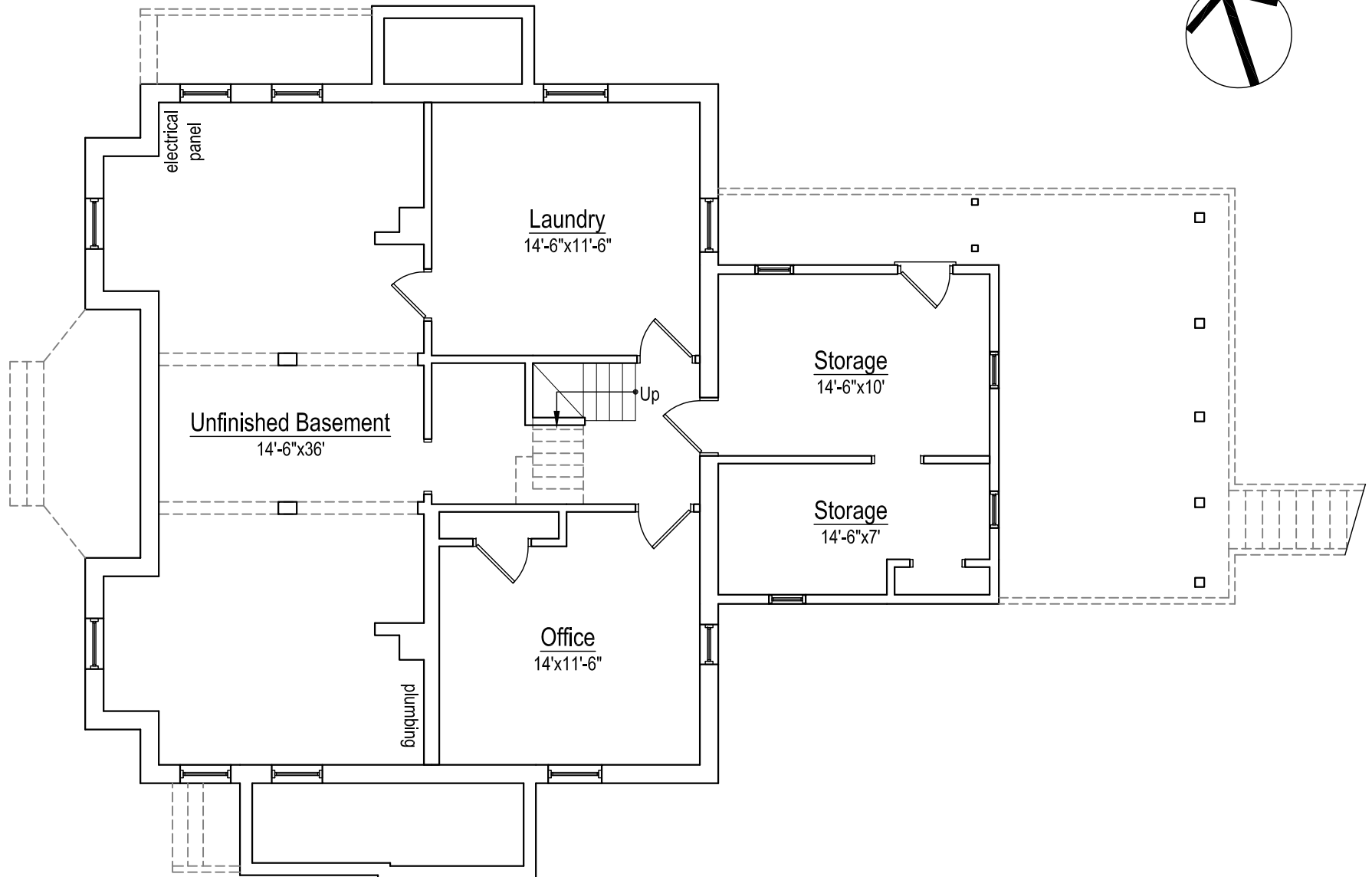
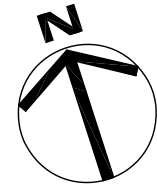
- Area of existing exterior wall (to remain)
- Area of existing exterior wall (to be removed)

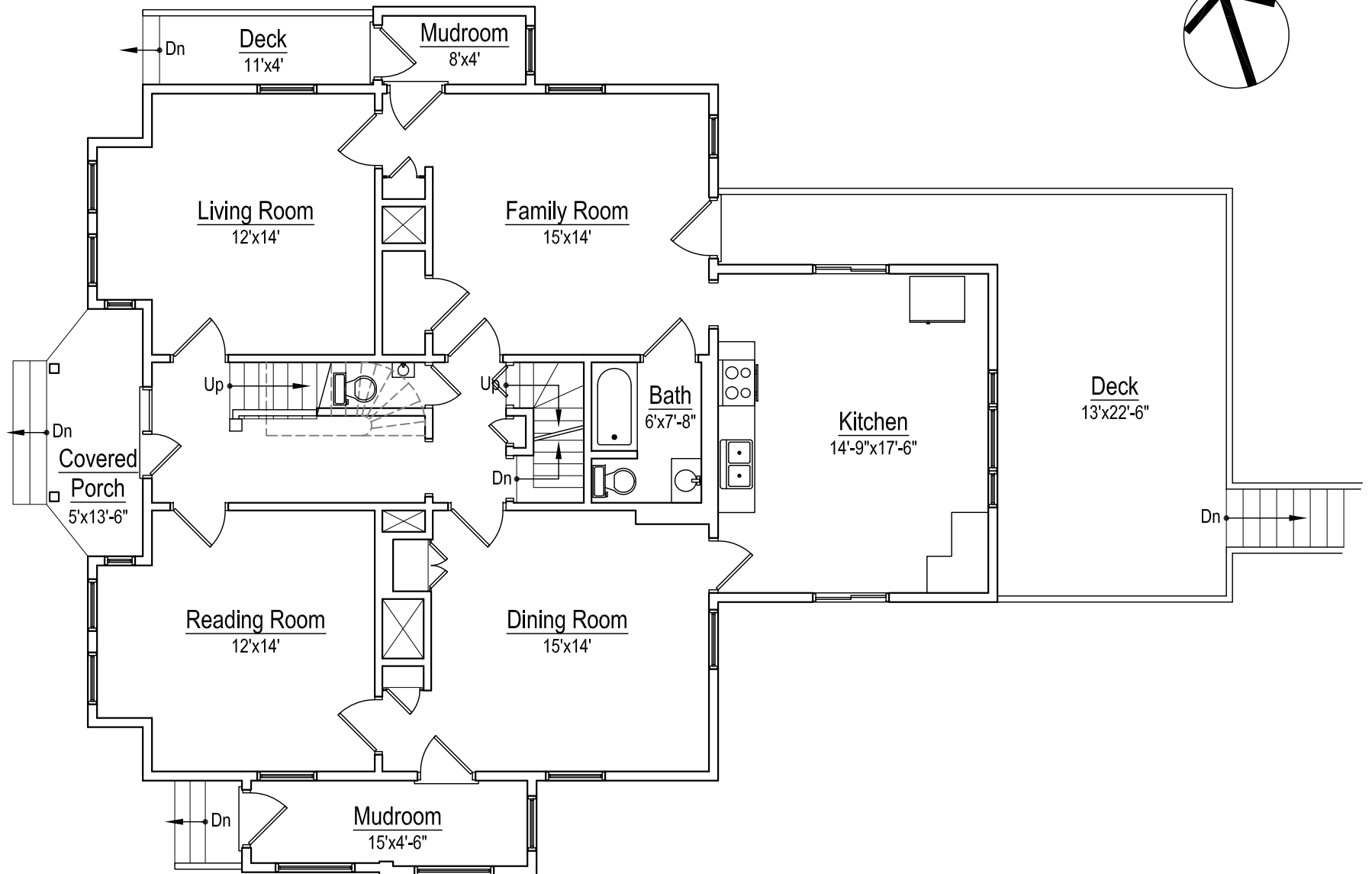
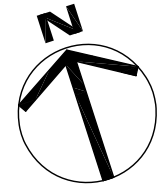
Existing Exterior Wall Elevation Square Footage

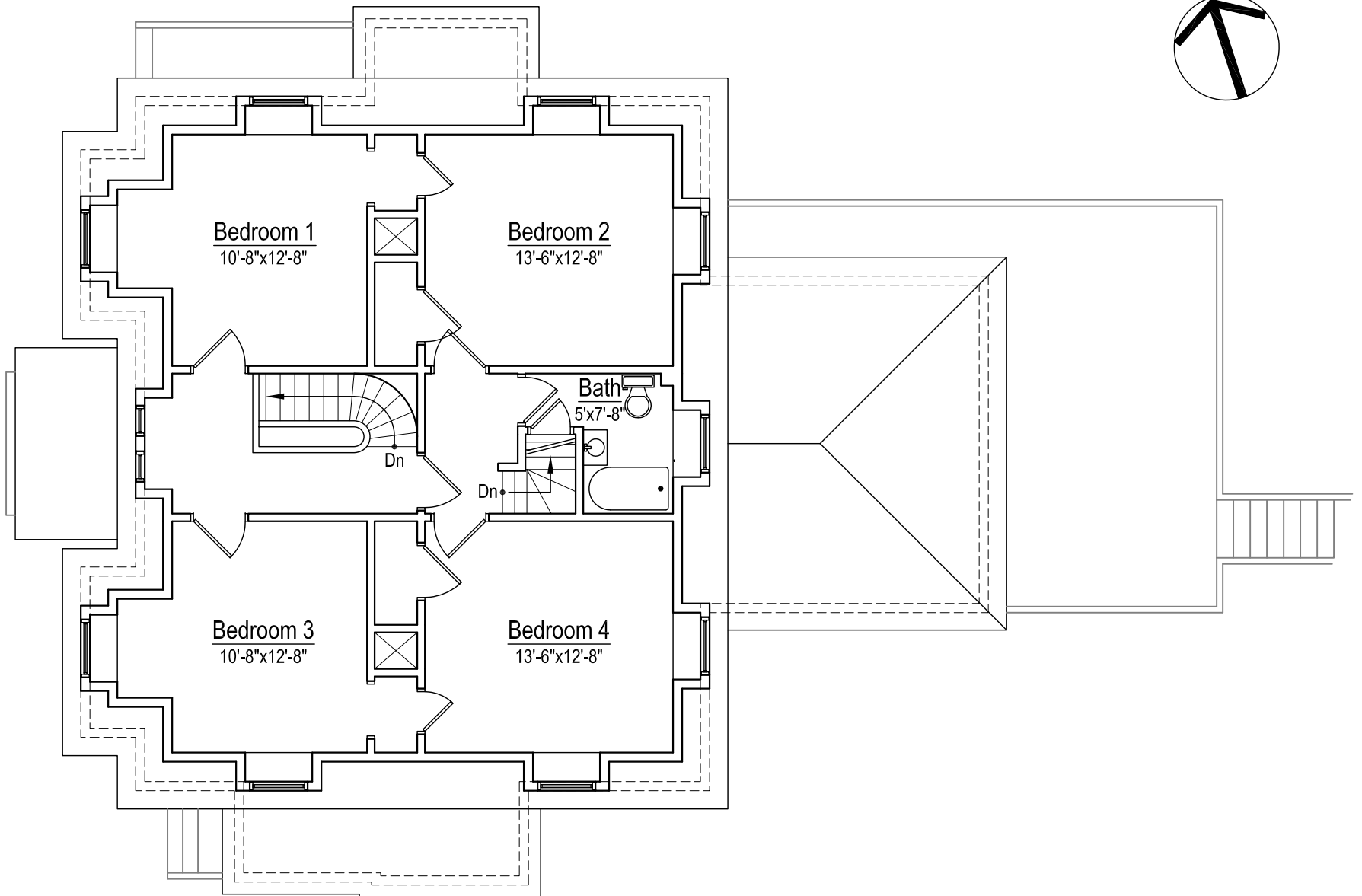
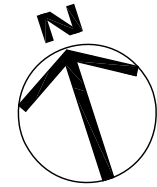
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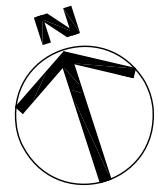
NOTE:
Roof planes not included in area calculations











Floor Plan Legend

- Existing walls (to remain)
- New walls

