

Newburyport Historical Commission
Demolition Permit Application

Date of Receipt Historical Commission
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Date: 10/29/17

Property Address: 129 OLD FERRY RD

Applicant Name: CUMMINGS ARCHITECTS

Address: 57 S. MAIN ST IPSWICH, MA 01938

Phone: 978-356-5026 Email (optional): VIJAY@CUMMINGSARCHITECTS.COM

Owner Name and Address (if different): SEAN & ELLEN O'CONNOR

129 OLD FERRY RD NEWBURYPORT, MA

PROPERTY DESCRIPTION: Describe the property proposed for demolition. Attach additional pages as necessary. A written explanation is required for any information that cannot be provided by the applicant.

Year(s) Built: 1900-1920 Area (sq.ft): 426

Architectural Style: FARMHOUSE / PRIMITIVE / UTILITARIAN

Demolition Type:

Full Building Demolition?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Partial Building Demolition?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Roof Line Change?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Property Type: Residential: Single Family Multi-Unit

Outbuilding: Specify: BACK HOUSE (CONNECTING BARN TO HOUSE)

Commercial: Specify: _____

Institutional: Specify: _____

Additional information describing property (attach additional pages as necessary):

TYPICAL OF NEW ENGLAND FARMHOUSE DESIGN, THE BIG HOUSE (LATE 1700'S) IS CONNECTED TO THE BARN (LATE 1700'S) BY A BACK HOUSE, OR PASSAGE LEAF (1900'S) THAT WAS USED AS A SHED & STORAGE AREA. THE ADJACENT AREA IS FARMLAND & FIELDS.

FULLY DESCRIBE REASON(S) FOR DEMOLITION (for projects claiming structural instability, the NHC may request that the applicant provide a written report from a registered structural engineer).

THE EXISTING SIZE & CONDITION OF THE STRUCTURE IS INADEQUATE TO SUPPORT THE CLIENT'S NEED FOR A TWO-CAR GARAGE & MASTER BEDROOM SUITE.

FULLY DESCRIBE ALTERNATIVES TO DEMOLITION THAT HAVE BEEN CONSIDERED:

REPAIRING & EXPANDING THE EXISTING STRUCTURE WOULD REQUIRE A ROOFLINE CHANGE & MORE OF THE EXISTING, & MUCH OLDER STRUCTURE WOULD NEED TO BE COVERED. ADJACENT

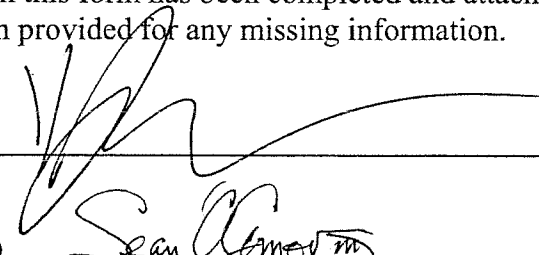
REQUIRED SUPPORTING DOCUMENTS:

Please attach the following:

- Newburyport Assessor's property record card for the property.
- Photographs showing all exterior sides of the property.
- Photographs showing the property in context of the neighborhood.
- Architectural plans for replacement structure (plans, elevations, perspectives, and a site plan).
- Any additional information that supports request for demolition.

Please provide **ten (10) copies of the application form and supporting documents, along with a \$100 application fee to the Planning Office.** Formal review will commence after a complete permit application has been submitted along with the information requested above to the Newburyport Historical Commission. Within twenty-one (21) days from its receipt of a *complete* NHC Demolition Permit Application, the Commission shall determine whether the building or structure is historically significant. You will be notified when your application will be placed on the Commission's agenda for full discussion.

The information requested in this form has been completed and attachments provided, as indicated above. A written explanation has been provided for any missing information.

Signature of Applicant  Date 10/29/17

Signature of Property Owner (Required) Sean Amorim Date 10.25.17

Property Location: 129 OLD FERRY RD

MAP ID: 115/ 2/ /

Bldg Name:

State Use: 1010

Vision ID: 7267

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/12/2017 01:42

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
OCONNOR SEAN J ELLEN B T/E 321 WEST KESSLER BLVD INDIANAPOLIS, IN 46228 Additional Owners:						Description	Code	Appraised Value	Assessed Value
						RESIDENTL	1010	361,200	361,200
						RES LAND	1010	243,500	243,500
						RESIDENTL	1010	17,400	17,400
						Total			
								622,100	622,100

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NEWBURYPORT, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
OCONNOR SEAN J OCONNOR SEAN J CHASE RICHARD M TRS HARRELL PAULINE CHASE HARRELL PAULINE CHASE CHASE CHARLOTTE MOULTON		30918/0307 29776/0533 27756/0264 22013/0433 10726/0144 09331/0276	12/13/2011 09/17/2010 05/06/2008 11/03/2003 03/12/1991 12/18/1987	U Q U U U U	I I I I I I	425,000	1A 00 1A 1F 1A 1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2017	1010	361,200	2016	1010	361,200	2015	1010	338,100
								2017	1010	243,500	2016	1010	231,800	2015	1010	231,800
								2017	1010	17,400	2016	1010	17,400	2015	1010	17,400
								Total:		622,100	Total:		610,400	Total:		587,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
NBHD/ SUB	NBHD Name	Street Index Name	Batch
5/A			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	355,000
Appraised XF (B) Value (Bldg)	6,200
Appraised OB (L) Value (Bldg)	17,400
Appraised Land Value (Bldg)	243,500
Special Land Value	0
Total Appraised Parcel Value	622,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	622,100

NOTES

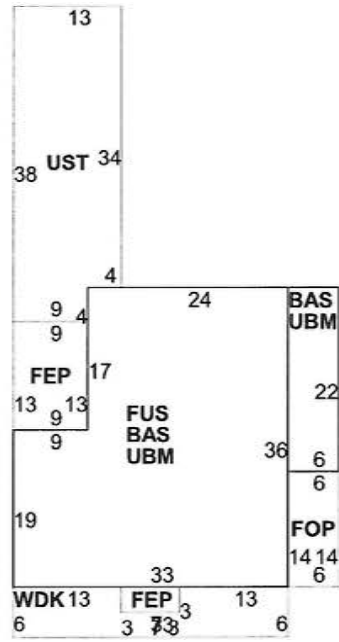
WHITE IA
UAT=NV (LOW)
FY08 CHANGED FROM FERRY RD TO
OLD FERRY RD

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
A-2016-102	03/10/2016	RS	Residential	32,000		100		STRIP,RE-SIDE RIGH	06/14/2016			DG	50	Building Permit	
									06/05/2007			CN	00	Measur+Listed	
									09/18/2006			PR	02	Measur+2Visits	
									08/28/1996			BB	02	Measur+2Visits	
									09/15/1988			DS	01	Measur+1Visit	

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
																Spec Use	Spec Calc			
1	1010	SINGLE FAM	AC				20,000	SF	11.29	1.0000	5	1.0000	1.00	0.00				1.00	11.29	225,800
1	1010	SINGLE FAM	AC				2.54	AC	13,900.00	1.0000	0	1.0000	0.50	0.00	1.50 AC OF CONSERVATIO			1.00	6,950.00	17,700

Total Card Land Units: 3.00 AC **Parcel Total Land Area:** 3 AC **Total Land Value:** 243,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Antique				
Model	01		Residential				
Grade	03		Average				
Stories	2		2 Stories	Kitchen Grd			
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				1010	SINGLE FAM	100	
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asph/F GlS/Cmp	Adj. Base Rate:		182.28	
Interior Wall 1	03		Plastered	Replace Cost		507,113	
Interior Wall 2				AYB		1789	
Interior Flr 1	09		Pine/Soft Wood	EYB		1986	
Interior Flr 2	12		Hardwood	Dep Code		A	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	06		Steam	Year Remodeled			
AC Type	01		None	Dep %		30	
Total Bedrooms	03		3 Bedrooms	Functional Obslnc		0	
Total Bthrms	2			External Obslnc		0	
Total Half Baths	1			Cost Trend Factor		1	
Total Xtra Fixtrs				Condition			
Total Rooms	7		7 Rooms	% Complete			
Bath Style	01		Old Style	Overall % Cond		70	
Kitchen Style	01		Old Style	Apprais Val		355,000	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	GARAGE-AVE			L	256	28.00	1988	0			50	3,600
BRN3	1 STORY W/LA			L	1,900	29.00	1988	0			25	13,800
FPL3	FIREPLACE 2			B	2	4,400.00	1986	1			100	6,200

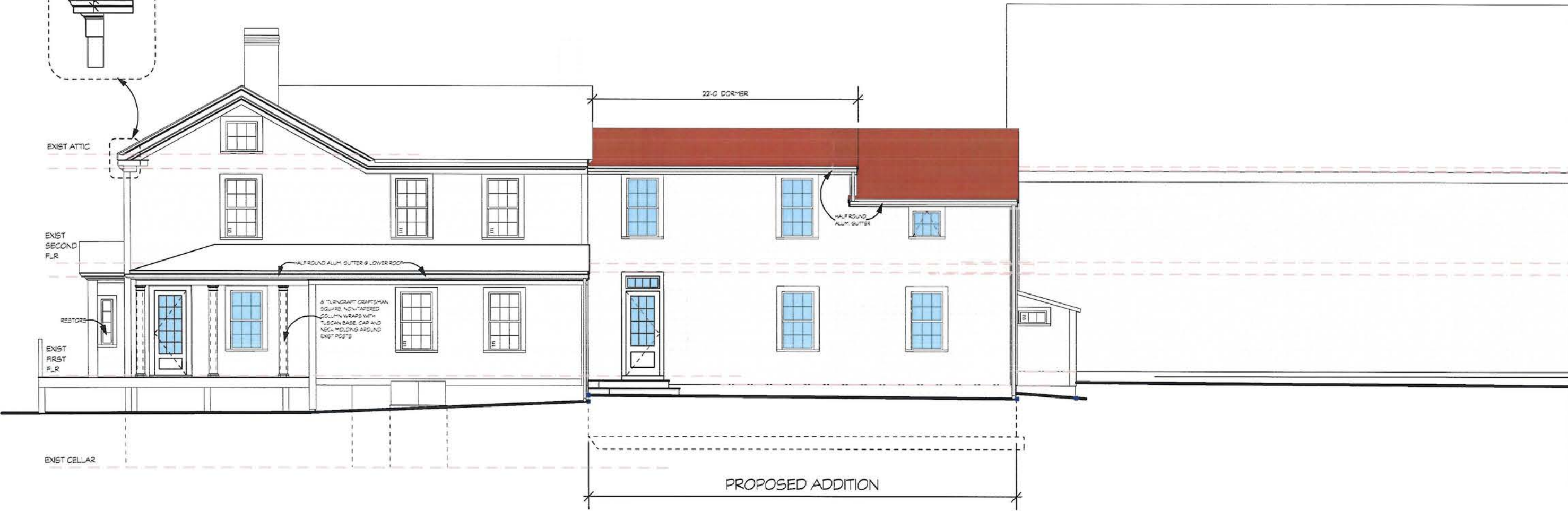
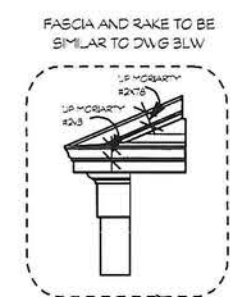
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	1,167	1,167	1,167	182.28	212,725	
FEP	Porch, Enclosed	0	138	97	128.13	17,682	
FOP	Porch, Open	0	84	17	36.89	3,099	
FUS	Upper Story, Finished	1,035	1,035	1,035	182.28	188,664	
UBM	Basement, Unfinished	0	1,167	233	36.39	42,472	
UST	Utility, Storage, Unfinished	0	478	215	81.99	39,191	
WDK	Deck, Wood	0	177	18	18.54	3,281	
Ttl. Gross Liv/Lease Area:		2,202	4,246	2,782		507,113	





FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



O'Connor Residence
Additions/Renovations
129 Old Ferry Rd
Newburyport, MA

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LEFT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

CUMMINGS ARCHITECTS

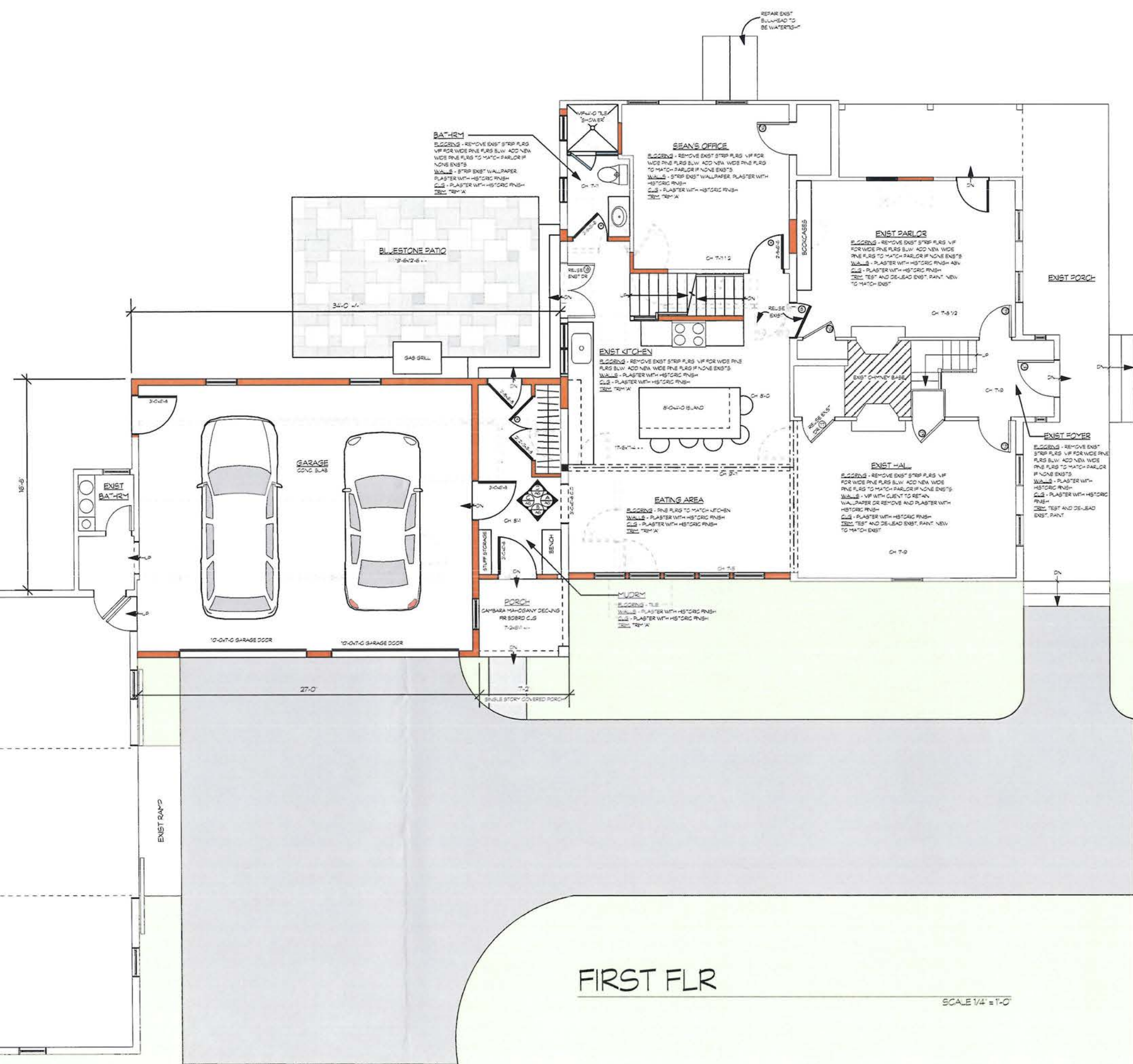
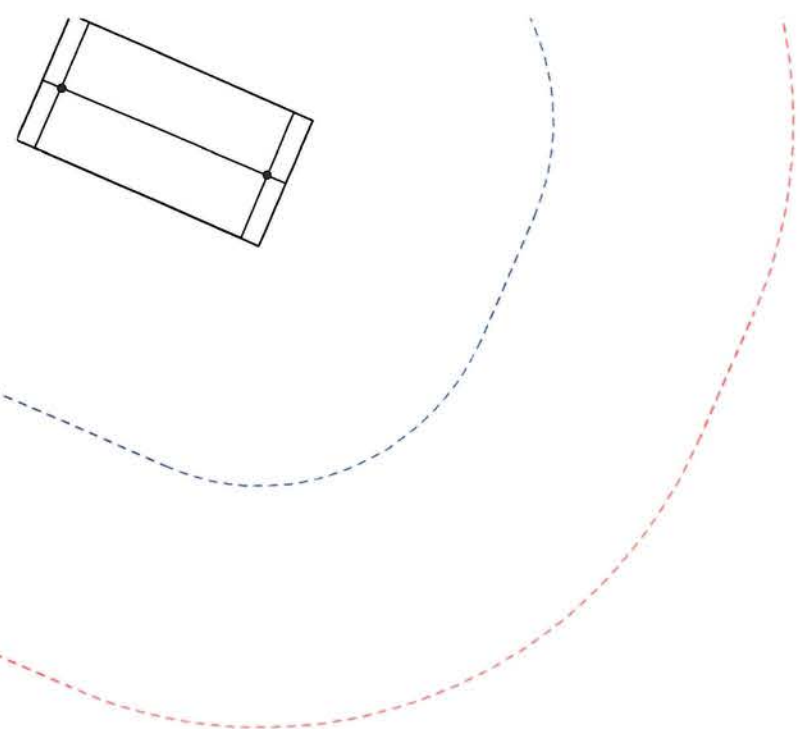
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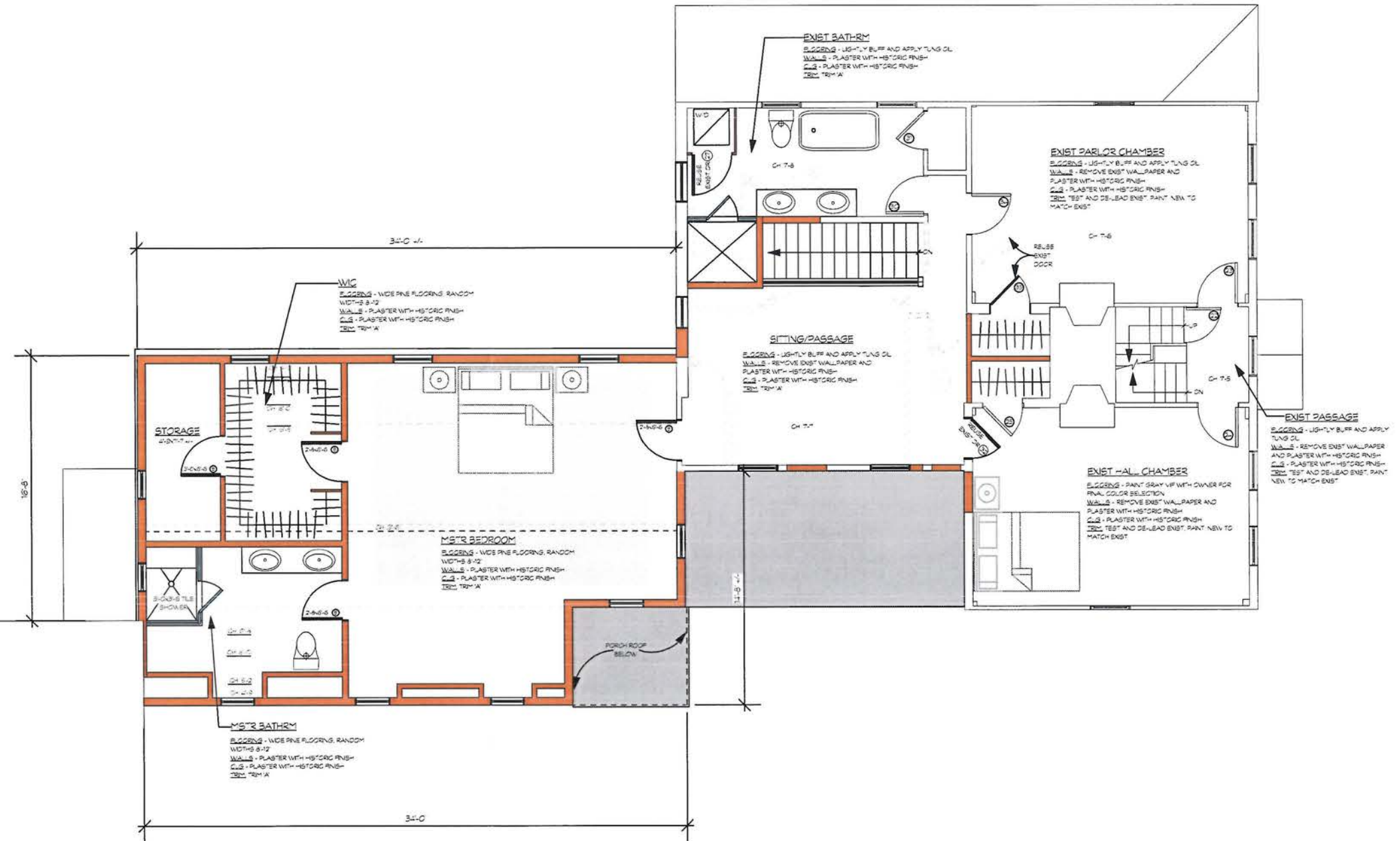
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SECOND FLR

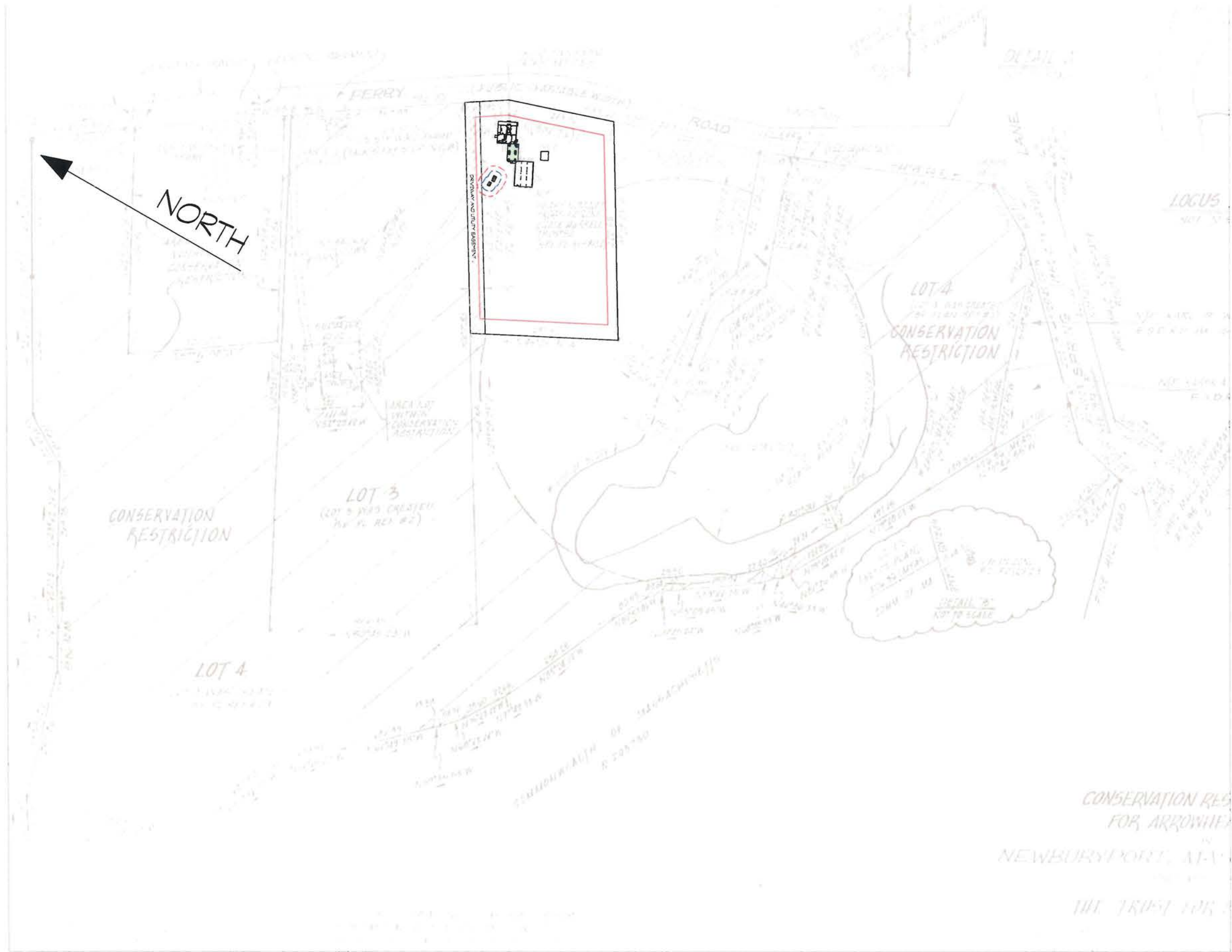
SCALE 1/4" = 1'-0"



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- PROPOSED 1.5 STORY GARAGE
- PROPOSED COVERED PORCH

- OUTLINE OF EXIST STRUCTURE
- SETBACKS

NOTE:
 ADDITIONS AND COLORED AREAS BY CUMMINGS ARCHITECTS FOR INFORMATIONAL/REPRESENTATIVE PURPOSES ONLY.

SITE PLAN
 SCALE: 1" = 200'

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NEIGHBORHOOD CONTEXT



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