

**Newburyport Historical Commission  
DEMOLITION PERMIT APPLICATION (Step 1)**

Property Address: 12 54th Street, Newburyport, MA 01950

Applicant: Gregory Elliott and Candace McMahon

Address: 12 54th Street, Newburyport, MA 01950

Phone: 603-819-1558; 978-502-2333 Email: gdelliott7@comcast.net; candymcmahon@comcast.net

Owner (if different) \_\_\_\_\_

Year built: 1920 Area (sq. ft.): 1,464

Architectural style: TYPICAL P.I. CAMP

- 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 Form B survey is:  attached  not available

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

Additional information describing request:  
Construct single story addition to footprint to create a second story addition above the existing section of 1920's Single Family structure. 1 Bedroom added to make max of 3. >500sf increase to structure on a lot that is non conforming for lot area.

Applicant's Signature  Date 11/21/19

Owner's Signature (if different) \_\_\_\_\_ Date \_\_\_\_\_

CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2019-074

Name: Gregory Elliot & Candice McMahon

Address: 12 54th Street Zoning District(s): R3/PIOD

Request: Construct single story addition to footprint and second story addition above existing section of 1920's Single Family structure. 1 Bedroom added to make max. of 3. > 500sf increase to structure on a lot that is non conforming for lot area.

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) > 500 S.F.
  - 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-3)
  - FAR
  - Lot Coverage
  - Height *BLEEDS EXIST.*
  - Setbacks *UPWARD EXI*
  - 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
- ROOFLINE CHANGE - DETERMINATION OF SIGNIFICANCE.*

CONSERVATION COMMISSION REVIEW REQUIRED

\_\_\_\_\_  
 Newburyport Zoning Administrator Date 10/30/2019

# 12 54TH ST

**Location** 12 54TH ST

**MBLU** 76/ 4/ / /

**Owner** ELLIOTT GREGORY D

**Assessment** \$556,400

**PID** 5198

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$130,300	\$426,100	\$556,400

## Owner of Record

**Owner** ELLIOTT GREGORY D  
**Co-Owner** CANDACE D MCMAHON T/C  
**Address** 12 54TH ST  
 NEWBURYPORT, MA 01950

**Sale Price** \$0  
**Certificate**  
**Book & Page** 36546/0372  
**Sale Date** 02/23/2018  
**Instrument** 1F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ELLIOTT GREGORY D	\$0		36546/0372	1F	02/23/2018
ELLIOTT GREGORY D	\$0		26901/0413	1F	06/05/2007
ELLIOTT GREGORY D	\$540,000		26866/0091	00	05/24/2007
LOCNISKAR ROGER J	\$160,000		13327/0059	00	12/15/1995
ZOELLER RONALD P	\$0		5539/ 318		

## Building Information

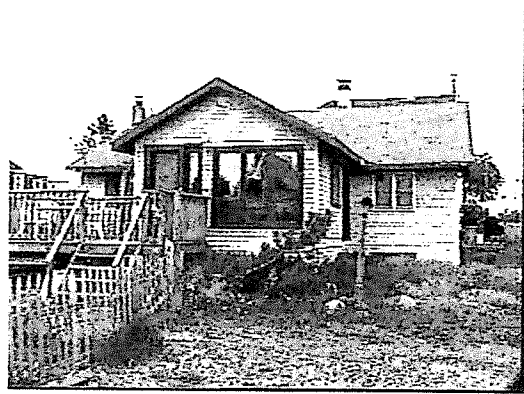
### Building 1 : Section 1

**Year Built:** 1920  
**Living Area:** 1,338

### Building Photo

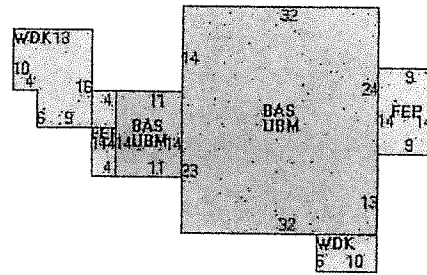
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	

Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average



(http://images.vgsi.com/photos/NewburyportMAPphotos/\01\0

### Building Layout



(http://images.vgsi.com/photos/NewburyportMAPphotos//Sketch

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,338	1,338	
FEP	Porch, Enclosed	182	0	
UBM	Basement, Unfinished	1,338	0	
WDK	Deck, Wood	244	0	
		3,102	1,338	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$2,700	1

### Land

#### Land Use

Use Code 1010  
Description SINGLE FAM

#### Land Line Valuation

Size (Acres) 0.22  
Depth 0  
Assessed Value \$426,100

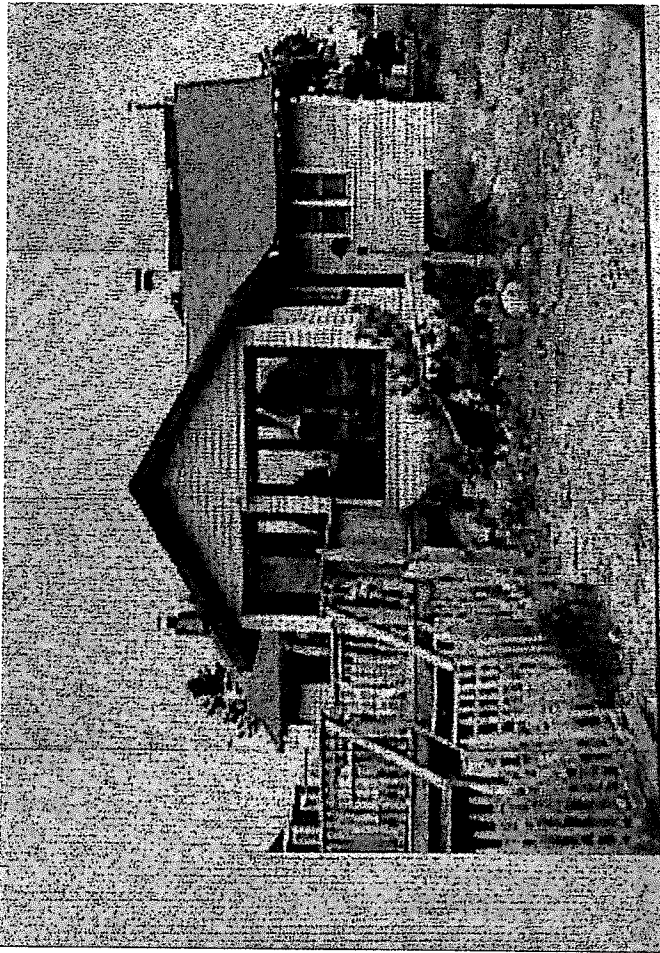
**Outbuildings**

<b>Outbuildings</b>						<b>Legend</b>
<b>Code</b>	<b>Description</b>	<b>Sub Code</b>	<b>Sub Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
PAT1	PATIO-AVG			96 S.F.	\$200	1

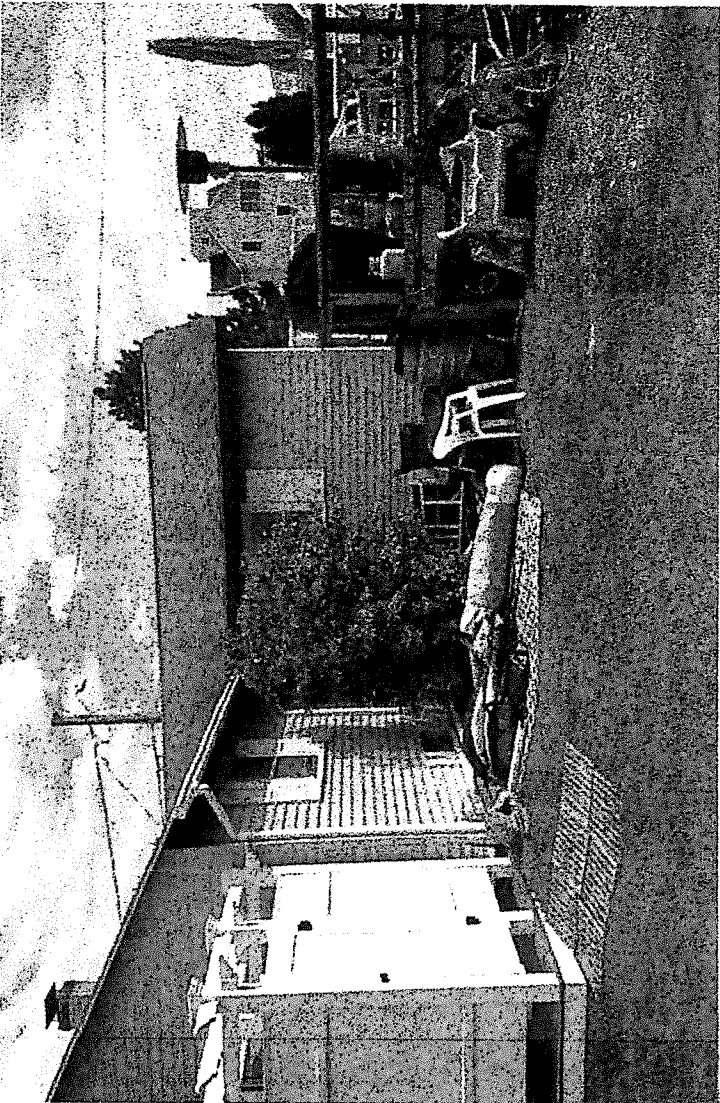
**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2018	\$127,800	\$405,900	\$533,700

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West  
Elevation

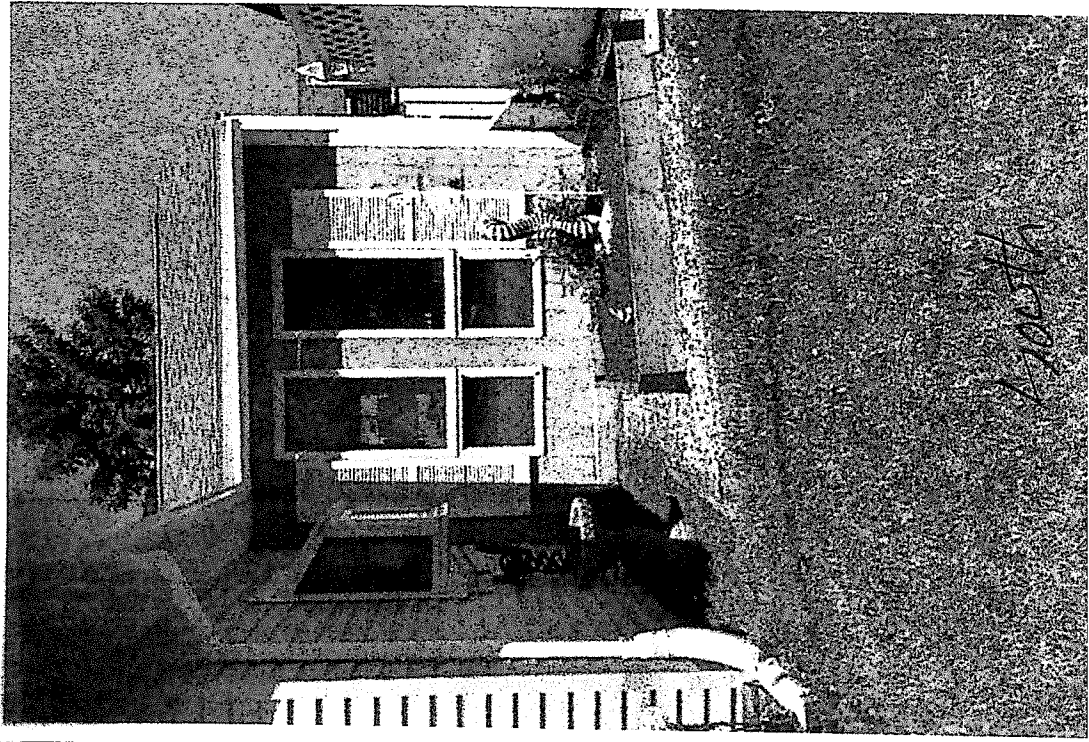


North

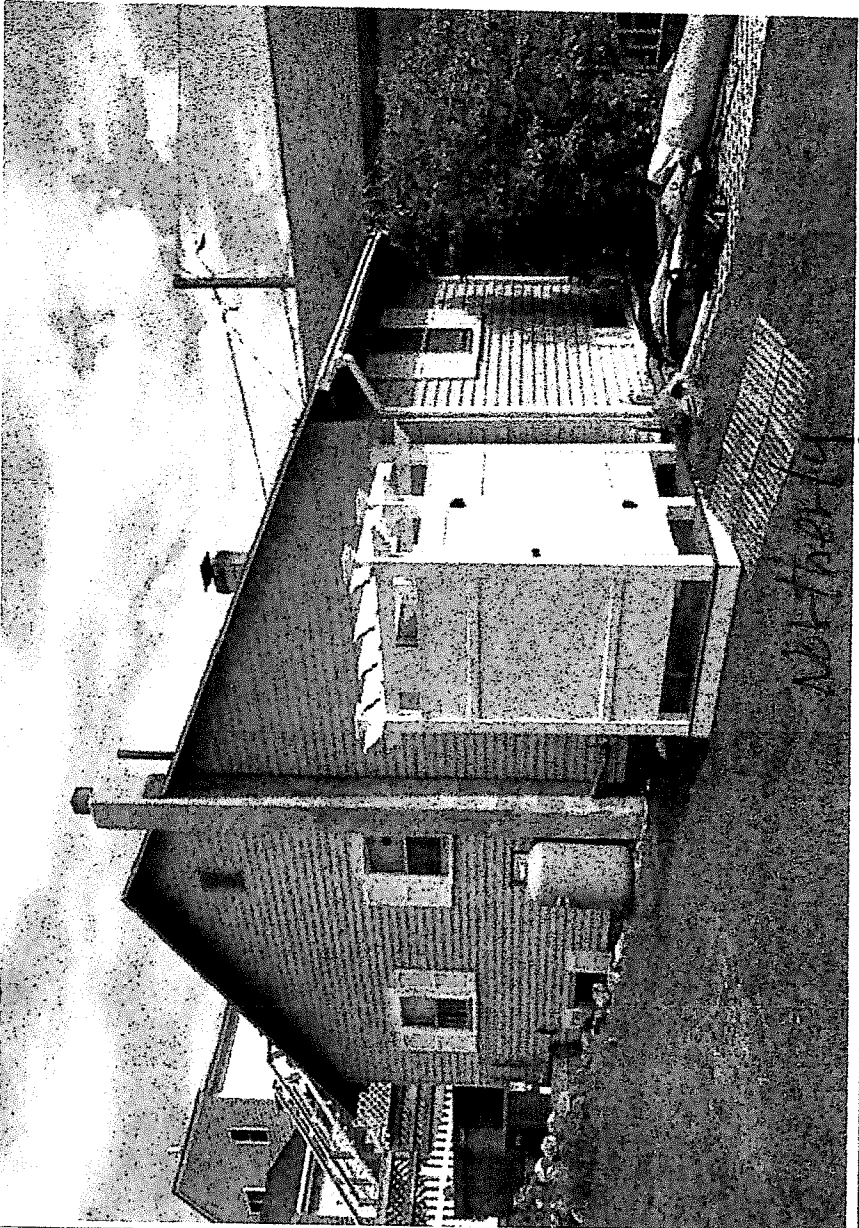


North

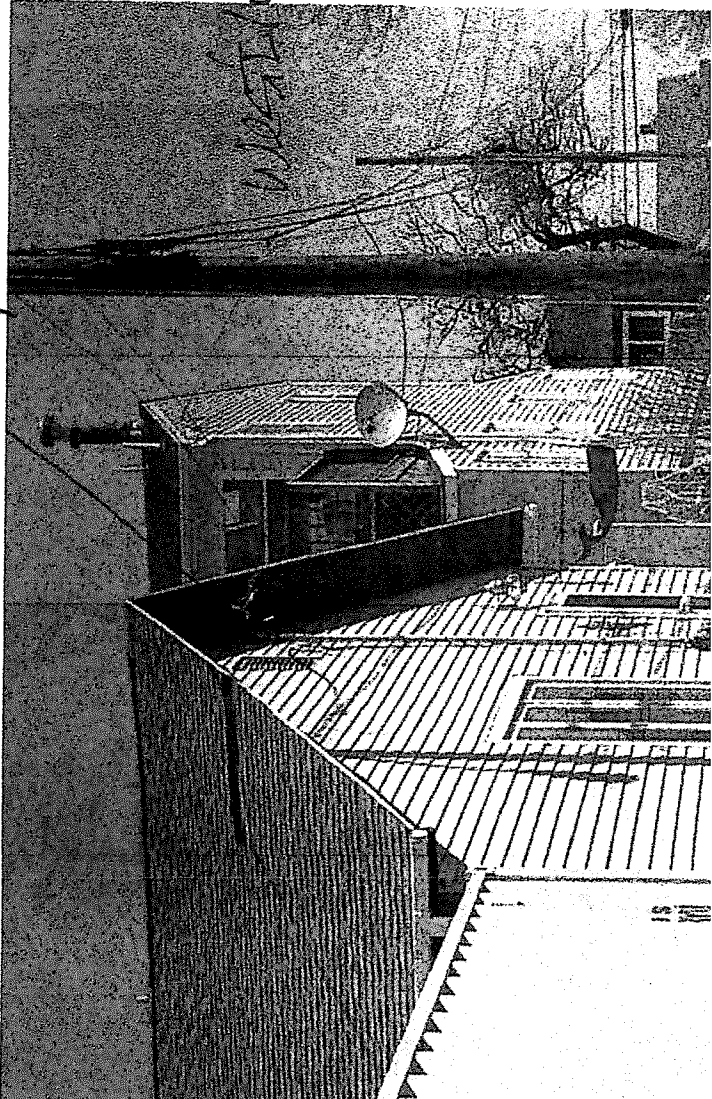




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