

NOV 06 2019

Newburyport Historical Commission  
DEMOLITION PERMIT APPLICATION (Step 1)

Newburyport Planning Dept.

Property Address: 14-16 Purchase St

Applicant: Eric Primack

Address: 14 Purchase St

Phone: 978 807 8050 Email: eric@smarterglass.com

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

Year built: 1850 Area (sq. ft.): 3100

Architectural style: Greek Revival

- 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: Two garages and boat house
- 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:

Both garages are right on property line and falling apart. Left side looking to demo and replace off of property line. Right side is garage and boat house. Looking to tear down both and rebuild garage only off of property line

Applicant's Signature Eric Primack Date 11/6/19

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

CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2019-079

Name: Eric Primack  
Address: 14-16 Purchase Street Zoning District(s): R2/DCOD

Request: Alter existing nonconforming 2 family structure by demolishing rear portion and reconstructing new addition with a new second floor extending upward a nonconforming side yard setback. Dormers added at front and rear. 23% Wall Demo-No DCOD triggered. Demolish existing accessory structure of which a portion may be >100yrs old

**ZONING BOARD REVIEW REQUIRED**

Variance

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

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 *No FOOTPRINT EXPANSION PRESENTED*

- 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-3)
  - 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)

Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

- Plan Approval

**HISTORICAL COMMISSION REVIEW REQUIRED**

- Demo. Delay
- \*Advisory Review

*SEPERATE APP REQ'D FOR PRIMARY + ACCESSORY STRUCTURE*

**CONSERVATION COMMISSION REVIEW REQUIRED**

\_\_\_\_\_  
Newburyport Zoning Administrator

11/06/2019  
Date

# 14-16 PURCHASE ST

**Location** 14-16 PURCHASE ST

**MBLU** 22/ 43/ / /

**Owner** LAFARGUE MICHAEL

**Assessment** \$594,200

**PID** 1082

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$320,000	\$274,200	\$594,200

## Owner of Record

**Owner** LAFARGUE MICHAEL  
**Co-Owner** DORGAN HILDA T/E  
**Address** PO BOX 8172  
 TUMACACORI, AZ 85640

**Sale Price** \$259,900  
**Certificate**  
**Book & Page** 14255/0494  
**Sale Date** 08/07/1997  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAFARGUE MICHAEL	\$259,900		14255/0494	00	08/07/1997
CODAIR, HEATHER K.	\$156,500		12746/0132	00	09/15/1994
TROXEL RUSSELL M.	\$140,000		11595/0174	00	11/13/1992
TODD FORREST R-GLORIA I TE	\$0		5513/ 429		

## Building Information

### Building 1 : Section 1

**Year Built:** 1850  
**Living Area:** 3,106

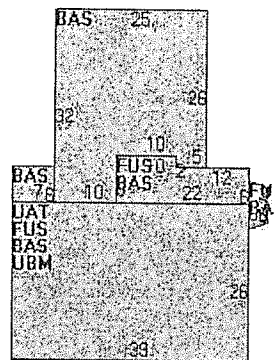
### Building Photo

 Building Photo  
 (http://images.vgsi.com/photos/NewburyportMAPhotos//\01\01\)

Building Attributes	
Field	Description
Style	Family Conver.
Model	Residential
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding

Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Average

### Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,919	1,919	
FUS	Upper Story, Finished	1,187	1,187	
UAT	Attic	1,014	0	
UBM	Basement, Unfinished	1,014	0	
		5,134	3,106	

### Extra Features

Extra Features		Legend
No Data for Extra Features		

### Land

#### Land Use

Use Code 1040  
Description TWO FAMILY

#### Land Line Valuation

Size (Acres) 0.23  
Depth 0  
Assessed Value \$274,200

### Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			992 S.F.	\$3,000	1
SHD3	METAL			190 S.F.	\$300	1
FOP	SCREEN/ENCL HSE			120 S.F.	\$1,500	1
WDK	WOOD DECK			192 S.F.	\$1,800	1

### Valuation History

**valuation history**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2018	\$252,700	\$261,200	\$513,900

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PURCHASE STREET

59'-8"

#14-16

DECK

GAR/  
BARN

GAR

146'-8"

148'-9"

58'

