

RECEIVED

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@smarterg/ass.com
Owner (if different) _____
Year built: 1850 Area (sq. ft.): _____
Architectural style: Greek Revival

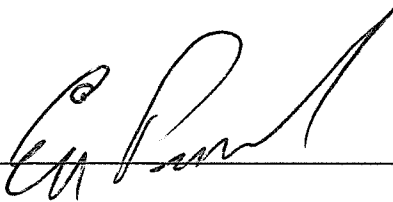
The structure is: A principal structure which is in whole or in part 75 or more years old
 An accessory structure 100 or more years old
 Listed on the National Register of Historic Places
 Previously designated by the Commission to be a significant building

Structure type: Residential: Single Family Two-Family Multi-Family
Outbuilding: Specify: _____
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:

Applicant's Signature  Date 11/5/19
Owner's Signature (if different) _____ Date _____

ZONING DETERMINATION

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, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

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

Other

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) with handwritten note 'NO FOOTPRINT EXPANSION PRESENTED', Upward Extension, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3)

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), 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

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

Sale Price \$259,900

Co-Owner DORGAN HILDA T/E

Certificate

Address PO BOX 8172

Book & Page 14255/0494

TUMACACORI, AZ 85640

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

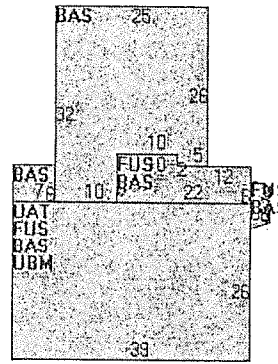
Building Photo

 Building Photo

(<http://images.vgsi.com/photos/NewburyportMAPhotos//\01\01\01>)

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

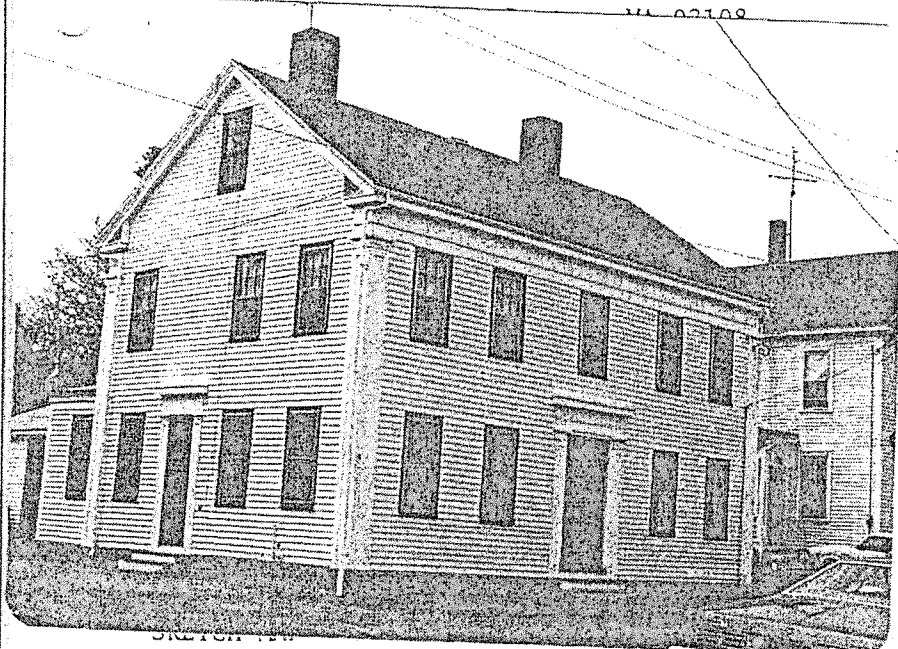
Assessment

Valuation Year	Improvements	Land	Total
2018	\$252,700	\$261,200	\$513,900

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Area E	Form no. 156
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MASSACHUSETTS HISTORICAL COMMISSION



Newburyport

Address 14-16 Purchase Street

Historic Name _____

Original Residence

Present Residence

Ownership: Private individual
 Private organization _____

Public _____

Original owner Unknown

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

DESCRIPTION:

Date c. 1845

Source 1851 Plan of Newburyport

Style Greek Revival

Architect Unknown

Exterior wall fabric Clapboards

Outbuildings Garage, shed

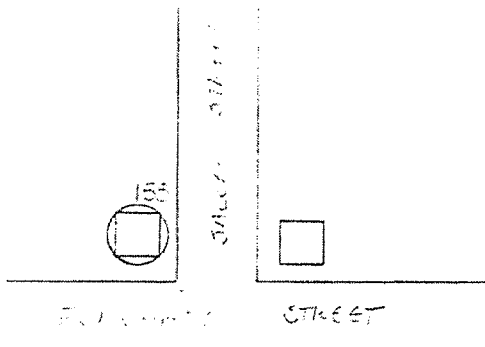
Major alterations (with dates) additions at rear, (dates unknown)

Moved _____ Date _____

Approx. acreage 10,208 sq. ft.

Setting in district of mixed residential and industrial uses

centered around the factory complex originally built as the James Steam Mills in 1842.



Recorded by Mary Jane Stirgwolt

Organization Office of Community Development

Date 11-4-80

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

Architecturally this house is a good example of the Greek Revival style as interpreted in the modest homes of many of Newburyport's neighborhoods during the mid-nineteenth century. The Greek Revival features worthy of note include the bold cornice and cornerboards. The doorways are also characteristic of the style. The front door is flanked by sidelights and Doric pilasters supporting a heavy entablature above.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

Built shortly before 1850, this house was owned by George W. Knight and Moody Kimball in 1851. Knight was a partner in the grocery firm of Knight and Lunt. They had a grocery store located at 9 Market Square. Kimball, though part owner of this property lived across the street at 11 Purchase Street. He was a mason by trade. It is quite possible that Kimball owned part of this building as an investment.

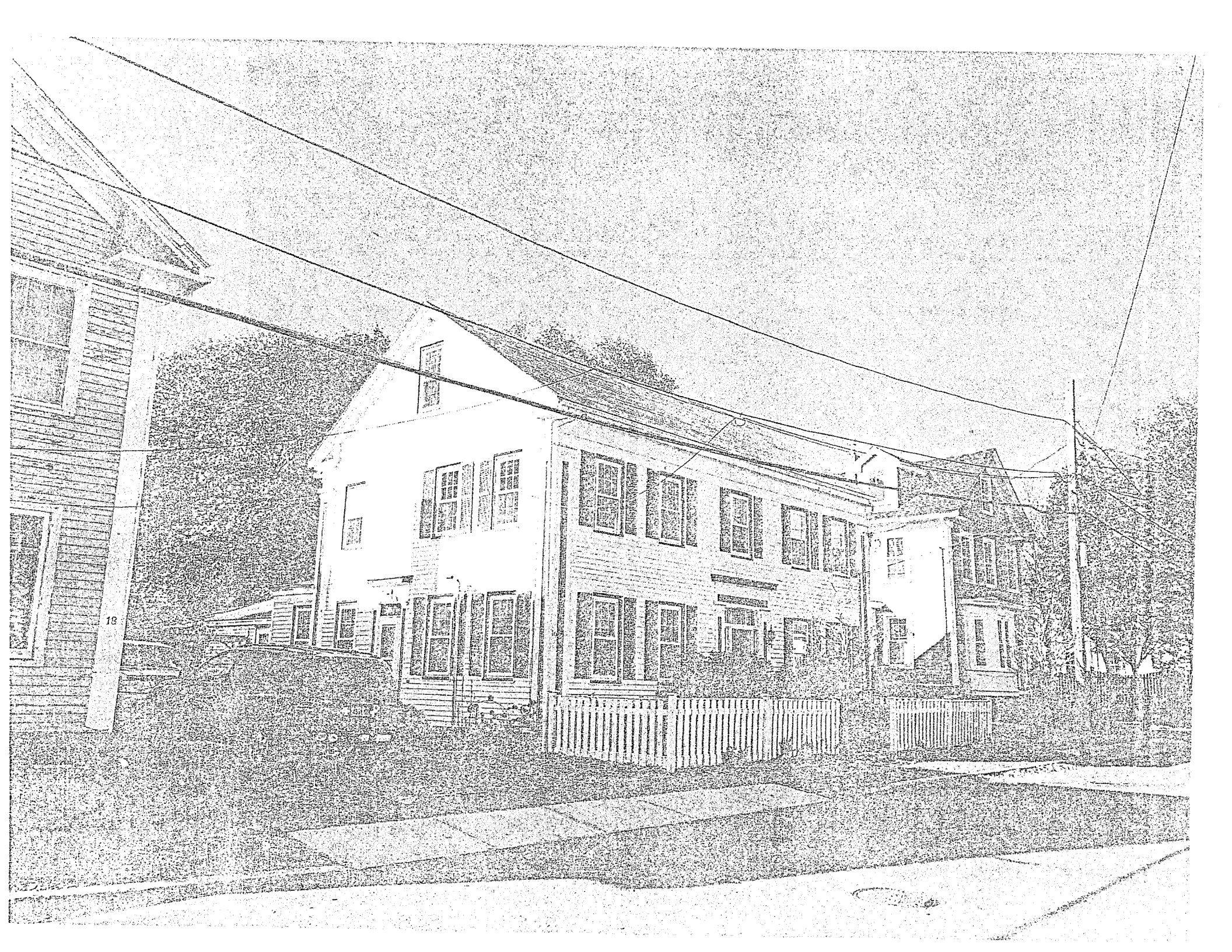
Before 1872, this property was purchased by Joseph A. Woodwell and Eliza A. Atkinson. Woodwell was a partner with John Woodwell in the firm Joseph A. Woodwell and Company. The firm ran the Lynn Express and was located at 50 Milk Street. In 1878 Joseph Woodwell served as alderman from Ward Two.

The First Presbyterian Society was the owner of this house for a brief period in the early twentieth century.

BIBLIOGRAPHY and/or REFERENCES

Assessor's Records 1890-1980
1851 Plan of Newburyport, Mass. H. McIntire
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
1851, 1871 City Directories





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