

Newburyport Planning Board
Application for a DOD SPECIAL PERMIT

RECEIVED
CITY CLERK'S OFFICE
NEWBURYPORT, MA

2017 DEC 19 AM 10:45

Petitioner: TED EPSTEIN

Mailing Address: 15 PLEASANT STREET

Phone: 978-463-0000 Email: TEPSTEIN@AOL.COM

Property Address: 15 PLEASANT STREET

Zoning District: DOD Years owned land: 2 1/2

Map and Lot(s): MAP 1 LOT 21 Book and Page: BOOK 25428 PAGE 521

Owner(s) Name: STEVE FOUNTIS

Mailing Address (if different): 11 HAYES STREET, NEWBURY, MA 01951

The applicant is requesting a Special Permit under Section XXVII – Downtown Overlay District (DOD) for the following request:

ADD ADDITIONAL FRONT DOORS TO BUILDING FOR EMERGENCY EXITS

The following information was submitted to the Newburyport Historical Commission at least 21 days prior to submission to the Planning Board:

- A copy of the District Data Sheet or the MHC survey form for the subject property that was prepared in connection with the Newburyport Historic District: <http://www.cityofnewburyport.com/historical-commission/pages/historic-property-surveys>
- Copies of historic (if any) and current photographs of the relevant elevations, exterior architectural features, and structural members.
- Architectural plans, elevations, or renderings depicting the proposed new construction, demolition, or alteration.
- Photos of adjacent structures or setting.

The documents listed above were submitted to the Newburyport Historical Commission on: _____

Petitioner and Landowner signature(s):

Signature _____

Print or type above name(s) here _____

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER

ZONING DENIAL

City APR#: 82

Name: LORETTAS / TED Epstein

Address: 15 Pleasant St. Zoning District: B-II

Request: Remove Existing Front Entry and Construct (2) new Entry Doors w/ sidelights

ZONING BOARD in the DOB

Dimensional Variance
[] Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard
[] PIOD (XXI) FAR, 2 1/2 stories
[] Parking (VII)

Use Variance
[] Not permitted use (V)

Sign Variance
[] Signs (VIII)
Type, Lighting, Size, Location

Special Permit
[] Special Permit for Use (V.D) Use #:
[] 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)

Special Permit for Non-Conformities
[] Extension or Alteration (IX.B.2)
Parking, Upward Extension, Open Space, Height, Lot Area, Rear Yard, Lot Coverage, Side Yard, Lot Frontage, Front Yard
[] Over 500 s.f. increase (IX.B.3.c)
[] Plum Island Overlay District (XXI-G-3)
FAR, Footprint Expansion, Height Increase, # of bedrooms

PLANNING BOARD

Special Permit
[] One residential structure per lot (VI.C)
[] Floodplain (XIII)
[] 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)

Site Plan Review (XV)
[] Major [] Minor
Smart Growth District (XXIX)
[] Plan Approval

HISTORICAL COMMISSION
[] Demo. Delay [] Advisory Review

CONSERVATION COMMISSION

CITY COUNCIL
[] GACM (X.H.9)

12/14/17
Date

[Signature]
Building Commissioner/Zoning Code Enf. Officer

I. LOCATION OF BUILDING

ADDRESS 15 Pleasant Street ZONING DISTRICT B2
 BETWEEN Tracy Place AND State Street
(cross street) (cross street)
 SUBDIVISION _____ MAP 1-21 LOT _____ LOT SIZE _____

II. TYPE AND COST OF BUILDING – All applicants complete parts A - D

A. TYPE OF IMPROVEMENT

- New Building
- Addition (If residential, enter number of new housing units added, if any in Part D, #13.)
- Alteration (see 2 above)
- Repair, replacement
- Wrecking (If multifamily residential, enter number of units in building in Part D, #13.)
Releases IV & III.
Releases IV & III & J
- Moving (relocation)
- Foundation only

D. PROPOSED USE – For "wrecking", most recent use.

Residential

- 12 One Family
- 13 Two or more family
Enter # of units _____
- 14 Transient hotel, motel
Enter # of units _____
- 15 Garage
- 16 Carport
- 17 Other – specify _____

Non-Residential

- 18 Amusement, recreational
- 19 Church, other religious
- 20 Industrial
- 21 Parking garage
- 22 Service station, repair garage
- 23 Hospital, institutional
- 24 Office, bank, professional
- 25 Public utility
- 26 School, library, other educational
- 27 Stores, mercantile
- 28 Tanks, towers
- 29 Other – specify _____

B. OWNERSHIP

- Private (individual, corporation, nonprofit, etc.)
- Public (Federal, State, or local government)

C. COST

Cost of improvement
 To be installed but not included in the above cost. \$ 25,000

a. Electrical \$ 15,000

b. Plumbing \$ 10,000

c. Heating, air conditioning \$ _____

d. Other (elevator, etc.) \$ _____

TOTAL COST OF IMPROVEMENT \$ 50,000

Describe in detail, the proposed use of buildings, e.g. machine shop, school, department store, rental office building, office building at industrial park, manufacturing, or processing plant, etc.
 If USE of existing building is being changed, enter below the proposed change of use.

Rework front masonry and add two additional emergency egress doors. Fit out rear function room. Including new decorative lighting, cabinetry, trim, and new bar sink.

III. SELECTED CHARACTERISTICS OF BUILDING – For new buildings and additions, complete parts E –
For wrecking, complete only part J. For all others, skip to VI.

E. PRINCIPAL TYPE OF FRAME

- Masonry (wall bearing)
- Wood Frame
- Structural steel
- Reinforced concrete
- Other – specify _____

G. TYPE OF SEWAGE DISPOSAL

- 40 Public or private company
- 41 Private (septic tank, etc.)

J. DIMENSIONS

- 48 Number of stories _____
- 49 Total square feet of floor area, all floors based on exterior dimensions _____
- 50 Total land area, s.f. _____

H. TYPE OF WATER SUPPLY

- 42 Public or private company
- 43 Private (well, cistern)

K. NUMBER OF OFF STREET PARKING SPACES

- 51 Enclosed _____
- 52 Outdoors _____

F. PRINCIPAL TYPE OF HEATING FUEL

- Gas
- Oil
- Electricity
- Coal
- Other – specify _____

I. TYPE OF MECHANICAL

- Will there be central air conditioning?
 44 Yes 45 No
- Will there be an elevator?
 46 Yes 47 No

L. RESIDENTIAL BUILDINGS ONLY

- 53 Number of bedrooms _____
- Size of bedrooms _____

CURRENT OWNER FOUNTIS STAVROS & LISA TRS S & L REALTY TRUST 11 HAY ST NEWBURY, MA 01951 Additional Owners:	UTILITIES	STRT./ROAD	LOCATION	Code 3260 3260	Appraised Value 378,800 349,900	Assessed Value 378,800 349,900
SUPPLEMENTAL DATA						
Other ID: 1-21	CONDO CV:					
SUB-DIV: 3	INLAW Y/N:					
PHOTO:	LOT SPLIT:					
WARD: 3	40B HSN:					
TITLE #:						
ATT 1/2 HSE:						
GIS ID: M_251448_951222	ASSOC PID#					

RECORD OF OWNERSHIP						
FOUNTIS STAVROS & LISA TRS	BK-VOL/PAGE	SALE DATE	sq/ft	VI	SALE PRICE	V.C.
15 PLEASANT ST LLC	29428/0521	04/30/2010	U	I	887,000	1V
CARRIGG ROBERT F	15135/0076	10/01/1998	U	I	450,000	1G
	6200/655	12/01/1975			0	
PREVIOUS ASSESSMENTS (HISTORY)						
	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	2018	3260	378,800	2016	3260	377,400
	2018	3260	349,900	2016	3260	317,300
Total:				Total:		728,700

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS								

ASSESSING NEIGHBORHOOD

NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
C/A				

NOTES

FY 2016 LOTS 13 AND 21 COMBINED
JUNE 2015 LORETTA RESTAURANT
FORMERLY MACROPOLO / CARD & GIFT

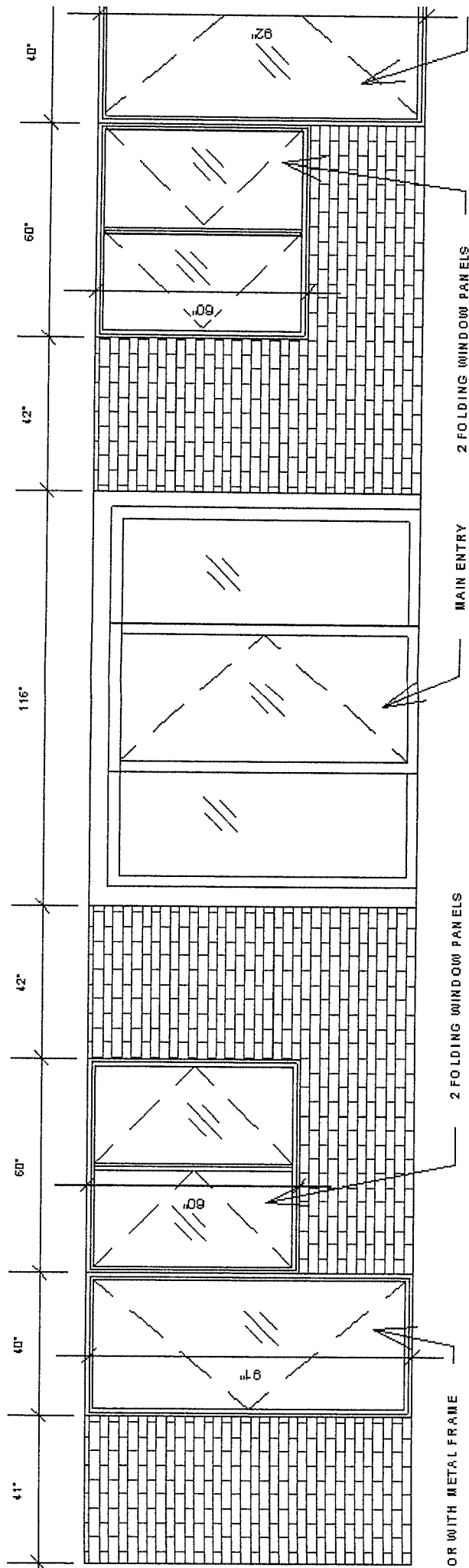
EXEMPTIONS		OTHER ASSESSMENTS		APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	348,000	Appraised XF (B) Value (Bldg)	30,800	Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	349,900	Special Land Value	0	Total Appraised Parcel Value	728,700
Total Appraised Parcel Value	728,700	Valuation Method:		Adjustment:	0
NET TOTAL APPRAISED PARCEL VALUE					

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-2015-58	02/12/2015	CM	Commercial	475,000		0		RETRO FIT EXISTING	05/21/2015	DR		00	00	Measur+Listed
									04/22/2015	DG		50	00	Building Permit
									12/06/2006	MM		00	00	Measur+Listed
									03/24/1998	MH		00	00	Measur+Listed
									11/10/1988	EN				

LAND LINE VALUATION SECTION												
B #	Use Description	Zone	D Front	Depth	Units	Unit Price	Acres	I. Factor	S.A. Disc	C. Factor	ST.	
1	REST/CLUBS	B2			5,250	SF	1.0000	C	1.0000	1.40	C6	
											LOCATIONS	
											Notes-Adj	
											Special Pricing	
											S Adj Fact	
											Adj. Unit Price	
											Land Value	
Total Card Land Units: 0.12 AC											Parcel Total Land Area: 0.12 AC	Total Land Value: 349,900

VISION

This signature acknowledges a visit by a Data Collector or Assessor



LORETTA RESTAUF
NEW WINDOW/DOC

4

FORM B - BUILDING

NRDIS 8/2/1984

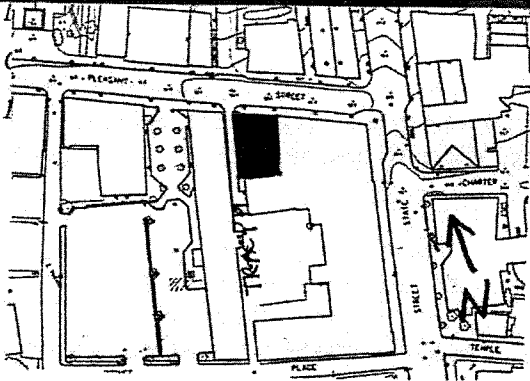
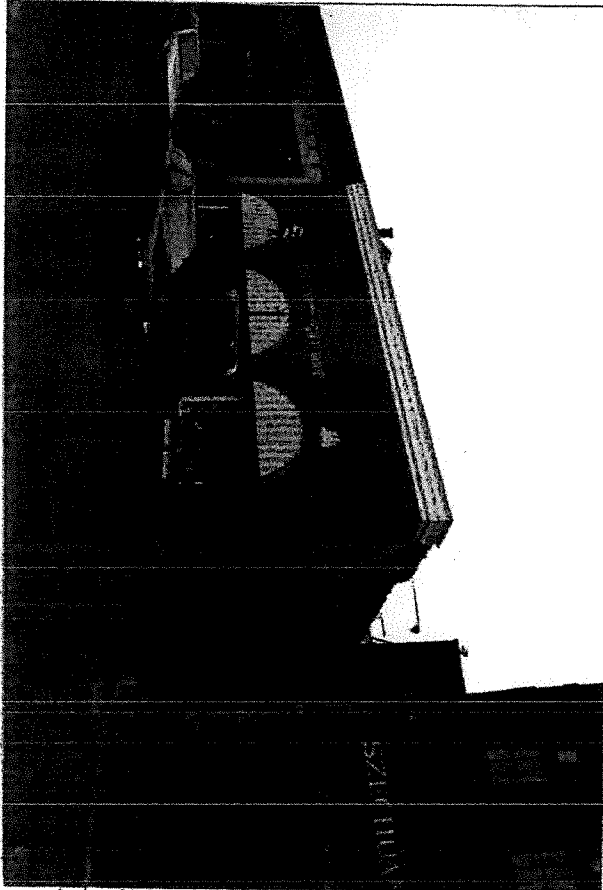
Assessor's number
1-21

USGS Quad
Newburyport

Area(s)
L

Form Number
2004

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125



Town Newburyport

Place (neighborhood or village)

Address 13-17 Pleasant Street

Historic Name J.J. Newberry Co.

Uses: Present Commercial

Original Commercial

Date of Construction 1940

Source directories, Sanborn Insurance maps

Style/Form Altered

Architect/Builder unknown

Exterior Material:

Foundation Concrete

Wall/Trim Brick, Wood

Roof Tar

Outbuildings/Secondary Structures

none

Major Alterations (with dates) c.1975 - new front

Condition good

Moved no yes Date

Acreage 2640 SF

Setting central business district

Recorded by Lisa Mausolf

Organization Newburyport Historical Commission

Date (month/year) May 1999

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM (13-17 Pleasant Street)

ARCHITECTURAL DESCRIPTION

Describe architectural features. Evaluate the characteristics of the building in terms of other buildings within the community.

The former J.J. Newberry Company building at 13-17 Pleasant Street is a single-story brick building which was heavily altered to its present appearance c.1975. Today, the brick front is capped by a modern wooden, three-part cornice with dentils. Set into the arched center recess is a display window flanked by two glass and metal doors. To each side of the entrance, the brick wall is punctuated by a single-pane rectangular display window. All three bays are sheltered by semi-circular awnings.

Painted on the west elevation of the building, fronting Tracy Court, is a mural of Newburyport in 1870. The top edge of the wall is capped by tile coping. At the southwest corner of the building is a square brick projection with metal grates over the metal windows. The adjacent alley retains its original cobblestone pavers partially covered with asphalt paving.

HISTORICAL NARRATIVE

Describe the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

Sanborn Insurance Maps suggest that the present building on this site was constructed between 1924 and 1946, replacing an earlier two-story building and then owned by the Newman family. According to local historian Ron Irving, a wooden factory building erected at the corner of Pleasant Street and Tracy Place in the 1880s was razed in 1941 to make way for a 5 & 10 store. A plan record in the Massachusetts Division of Inspection indicates that the building was altered in 1940, to connect the building to 70 State Street. It was owned at the time by Edith Adams and W.J. O'Brien but leased to J.J. Newberry Co. The J.J. Newberry Five, Ten and Twenty-Five Cent Store occupied this site from the late 1920s until the 1960s. During the late 1960s the Rite Price Store was located here but closed in 1971. The building is presently occupied by the Card and Gift Shop. A photograph of the former J.J. Newberry, prior to its alteration, appears in the Newburyport Daily News on March 1, 1974 (p. 10).

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BIBLIOGRAPHY and/or REFERENCES

- Irving, Ron. Unpublished research on Pleasant Street.
- Massachusetts Division of Inspection. Building Inspection Plans. Card File. [Massachusetts State Archives, Boston].
- Newburyport City Directories, various dates.
- Newburyport Daily News, March 1, 1974, p. 10.
- Sanborn Insurance Maps, Newburyport, 1888, 1894, 1906, 1914, 1924, 1946.

Recommended for listing in the National Register of Historic Places. *If checked, you must attached a completed National Register Criteria Statement form.*

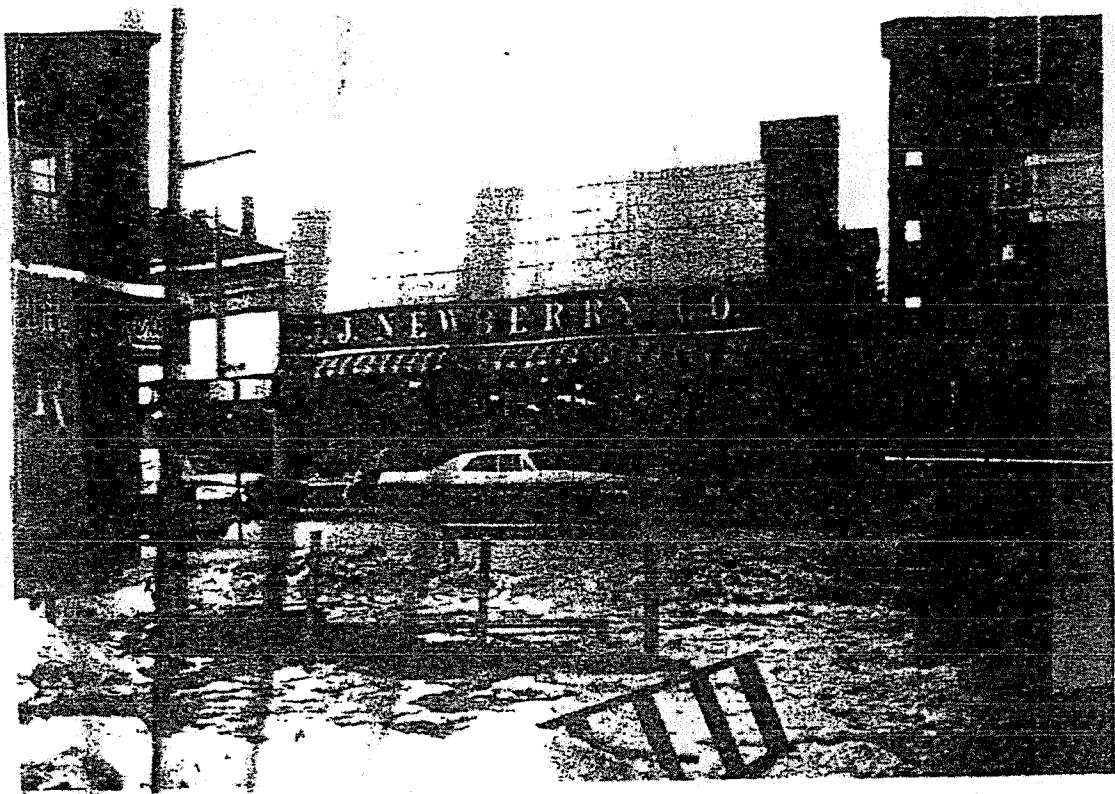
INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Town
Newburyport

Property Address
13-17 Pleasant Street
Area(s) Form No.

L	2004
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Source: Newburyport Daily News, March 1, 1974.



