

Newburyport Historical Commission
Demolition Permit Application
(Step 1)

Date of Receipt Historical Commission
--

Property Address: 1 Jefferson Court, Newburyport, Massachusetts 01950

Applicant Name: Mark and Terry Robertson c/o Lisa Mead, Esq., Mead, Talerman & Costa, LLC

Address: 30 Green Street, Newburyport, Massachusetts 01950

Phone: (978) 463-7700 **Email:** lisa@mtclawyers.com

Owner Name and Address (if different): Mark Robertson and Terry Robertson

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):** 3,430 sq.ft.

Architectural Style: Mix of styles, original house gable fronted.

The property 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

Demolition Type:

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

Property Type:

Residential: Single Family Two-Family Multi-Family

Outbuilding: Specify: _____

Commercial: Specify: _____

Institutional: Specify: _____

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

See attached memorandum.

REQUIRED SUPPORTING DOCUMENTS:

- Zoning Determination form from the Zoning Administrator indicating the need for Demo. Delay review.*
- Assessor's card for the property available from the Assessor's Office or from <http://gis.vgsi.com/newburyportma/>*
- Photographs showing all exterior sides of the property.*
- Photographs showing the property in context of the neighborhood.*
- Any additional information that supports request for demolition.*

Please provide **eight (8) 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 demolition 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 Demolition Permit Application, the Commission shall determine whether the building or structure is historically significant and if it requires Demolition Plan Review (Step 2).

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* _____

Signature of Property Owner (Required) *Michael Peter S. [Signature]* *Date* *3/11/19*

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2019-019

Name: Mark and Terry Robertson/Lisa Mead, MTC LLC

Address: 1 Jefferson Court Zoning District(s): R1

Request: Construct additions and perform renovations to existing single family home resulting in an expansion of non conforming primary front and rear yard setback and lot coverage. Roof pitch change to accomodate new second floor layout requires Historic review under Demo Delay Ordinance.

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 Size
 - Lighting Location

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)
 - Parking Rear Yard
 - Upward Extension Lot Coverage
 - Open Space Side Yard
 - Height Lot Frontage
 - Lot Area Front Yard
 - Use
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
 - FAR Height
 - Lot Coverage 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 Rear Yard
 - Upward Extension Lot Coverage
 - Open Space Side Yard
 - Height Lot Frontage
 - Lot Area Front Yard
 - Use
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

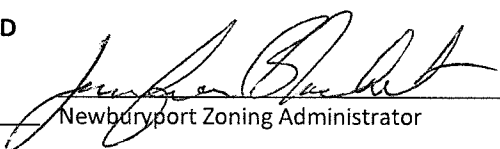
Site Plan Review (XV)

- Major Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED


Newburyport Zoning Administrator

3/11/19

Date



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

In Hand

March 19, 2019

Sarah White, Chair
Historical Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

RE: 1 Jefferson Court, Newburyport, Massachusetts, Assessor's Map
68, Lot 10 (the "Property")

Dear Chair and Members of the Board:

Reference is made to the above captioned matter. In that connection, this firm represents Mark Robertson and Terry Robertson (the "Petitioners") with regard to a request for review by the Commission of a roofline change pursuant to Newburyport General Ordinance, Article X, Sections 5-306 to 5-310.

The original portion of the house at 1 Jefferson Court was constructed at some point after 1892 and before 1924. The land on which the house is located was conveyed by Margaret Coffin to a George A. Coffin in 1892, no structure is described in that deed. See **Exhibit A**. In the City of Newburyport City Officers and the Annual Reports to the City Council for the Year 1911, George A. Coffin is listed as being a Hoseman on Hose 7 for the Fire Department, with an occupation of Shoemaker and an address at 2 Jefferson Street. See **Exhibit B**. A 1924 Atlas shows a house at 1 Jefferson Court (which was then called 4 Jefferson Street) owned by George Coffin, and 2 Jefferson Street owned by a different individual named King. See 1924 Atlas and Assessor's Map attached as **Exhibit C**. For this reason, we believe that the house was built sometime between 1911 and 1924 and, after being constructed, was lived in by George A. Coffin. The deed out from George A. Coffin to George E. Coffin dated 1933 describes "structures" on the Property, which is consistent with the 1924 Atlas and the Assessor's Map. See **Exhibit C** and deed attached as **Exhibit D**. The original structure, shown on the 1924 Atlas, consisted of only the small gable-fronted southernmost portion of the existing structure. See **Exhibit C** and

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

photos attached as **Exhibit E**. At some point after 1969 a roof was extended from this portion in a northwesterly direction. See **Exhibit E** and Assessor's Card dated 3/28/69 attached as **Exhibit F**. Then, years later, (we believe in 1991) the roof was again extended to create the house as it now is. See Building Department record attached as **Exhibit G**. The roofline that the Petitioners seek to alter is the most recent northwesterly roofline leading to the garage. See **Exhibit E**. Petitioners wish to tie this newer roof into the earlier, but not original, roof as shown on the proposed elevations. See plan set attached as **Exhibit H**. Petitioners also seek to expand the existing structure in a southeasterly direction in order to add a garage. See **Exhibit H**, and site plan attached as **Exhibit I**. This structure has already been altered several times over the years. See **Exhibit F** and **Exhibit G**.

The house at 1 Jefferson Court is not listed on in the Newburyport Historic District data sheets. See sheet for Jefferson Street attached as **Exhibit J**.

We respectfully request that the Commission determine that the structure is not historically significant and that the proposed alteration to the roof may proceed. In the event the Commission determines that the structure is historically significant, we request you schedule a public hearing at your earliest convenience.

Should you require any further information, please let me know.

Regards,

A handwritten signature in black ink, appearing to read 'L. Mead', with a large, stylized flourish extending to the right.

Lisa L. Mead

this day quitclaimed to me by said Margaret M. Coffin in a straight line to a round hole drilled in the ledge on the bank of Merrimac River, thence on the same course to low water mark, thence southeasterly by the Merrimac River to Jefferson Street; thence southwesterly by Jefferson Street to the point begun at. Reserving to myself my heirs and assigns the right to pass and repass with a team or otherwise from Jefferson Street to said land this day quitclaimed to me by said Coffin in the travelled way heretofore used. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Margaret M. Coffin and her heirs and assigns, to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and her heirs and assigns that the granted premises are free from all incumbrances made or suffered by me, except said right of way, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under me, but against none other. And for the consideration aforesaid I, Melissa A. Bowen wife of said William G. Bowen do hereby release unto the said grantee and her heirs and assigns, all right of or to both dower and homestead in the granted premises. In witness whereof we the said William G. Bowen and Melissa A. Bowen hereunto set our hands and seals this sixteenth day of July in the year one thousand eight hundred and ninety-two.

William G. Bowen. seal.
 Signed sealed and delivered in presence of, the words "together with" between "assigns" and "the" on first page being first erased also "said" before "Coffin" first erased. Horace J. Bartlett. } Melissa A. Bowen seal.
 Commonwealth of Massachusetts. }
 setts. Essex ss. July 16th 1892. }
 Then personally appeared }
 the above named William }
 G. Bowen and acknowledged }
 the foregoing instrument to be his free act and deed, }
 before me, Horace J. Bartlett, Justice of the Peace.

Essex ss. Rec^d Aug 9. 1892, 50 m. post 12 P. M. Rec. res. by Chas. Gooden Rye

Know all men by these presents that I, Margaret M. Coffin of Newburyport in the County of Essex and Commonwealth of Massachusetts, in consideration of one
 Margaret M. Coffin
 To
 G. A. Coffin.

dollar and other considerations paid by George A. Coffin of said Newburyport, the receipt, whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said George A. Coffin and his heirs and assigns forever. A certain piece or parcel of land situate on Jefferson Street in said Newburyport and bounded and described as follows, viz:—Beginning at the southeasterly corner thereof on said Street by land of Coffin; thence running Northwesterly by land of said Coffin one hundred and sixty three feet to a corner; thence running Northeasterly by land of said Coffin in part and partly by land of William G. Bowen to the Southwesterly side of the private way leading from Jefferson Street to said land of Bowen, thence running Southeasterly by the Southwesterly side of said private way to Jefferson Street; thence running Southwesterly on Jefferson Street fifty two feet to the point begun at. No part of said private way being included in the land hereby conveyed, but only the land southwesterly of the said way. Reserving to myself my heirs and assigns forever the right to pass and repass to and take water from the well which is on the land hereby conveyed. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said George A. Coffin and his heirs and assigns, to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and his heirs and assigns, that the granted premises are free from all incumbrances made or suffered by me except the rights hereinbefore reserved and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under me, but against none other. In witness whereof I the said Margaret M. Coffin hereunto set my hand and seal this sixteenth day of July in the year one thousand eight hundred and ninety-two.

Signed sealed and delivered in presence of, dover and homestead clause first erased, Horace S. Bartlett, } Margaret M. Coffin seal.
 Massachusetts, Essex ss. July 16th 1892. Then personally appeared the above named Margaret M. Coffin and acknowledged the foregoing instrument to

be here free and deed, before me,

Borace J. Bartlett, Justice of the Peace.

Mass. Reg. 8 Aug. 9. 1892. 50m. part 128. U. Rec. reg. by

~~Chastocood~~ Reg.

the "written over
erasure in 17th line.
Chastocood
Reg.

Know all men by these presents that I, Margaret
 et al. Coffin of Newburyport in the County of Essex and
 Commonwealth of Massachusetts in consideration of one
 dollar and other considerations paid by William B. Bowen
 of said Newburyport, the receipt whereof is hereby acknow-
 ledged, do hereby remise, release, and forever quitclaim
 unto the said William B. Bowen and his heirs and assigns
 forever. A certain piece or parcel of land situate in said New-
 buryport in rear of land on Jefferson Street, this day quit-
 claimed to me by said Bowen; said piece or parcel being
 bounded and described as follows, to wit: Beginning at
 the southeasterly corner thereof by land this day quitclaimed
 to me by said Bowen at a corner of land of Coffin; thence
 running Northwesterly by land of Coffin and land of Woun-
 dy to land of Morill; thence Northwesterly in an irregular
 line by land of Morill to the Merrimac River; thence South-
 easterly by the Merrimac River to land this day quitclaimed
 to me by said Bowen; thence Southwesterly by the last men-
 tioned land in a straight line through a round hole drilled
 in the ledge on the bank of the river to the point begun
 at. Together with the right to pass and repass with
 team or otherwise in the usual way heretofore used from Je-
 ferson Street to the above described land. To have and to
 hold the granted premises, with all the privileges and ap-
 purtenances thereto belonging, to the said William B. Bowen
 and his heirs and assigns, to their own use and behoof
 forever. And I do hereby, for myself and my heirs, execu-
 tors and administrators, covenant with the said grantee
 and his heirs and assigns that the granted premises are
 free from all incumbrances, made or suffered by me
 and that I will and my heirs, executors, and adminis-
 trators shall warrant and defend the same to the said
 grantee and his heirs and assigns forever against the
 lawful claims and demands of all persons, claiming by
 through, or under - but against none other. In witness
 whereof I the said Margaret M. Coffin hereunto set my
 hand and seal this sixteenth day of July in the year one
 thousand eight hundred and ninety two.

M. M. Coffin
to
W. B. Bowen.

PERSONNEL OF DEPARTMENT

Chief Engineer Thomas Huse, 69 Prospect Street

First Assistant Engineer John L. Lewis, 20 Monroe Street

Second Assistant Engineer Frank E. Thurlow, 7 Allen Street

Third Assistant Engineer Joseph P. Page, 1½ Boardman Street

LADDER CO. 1

Name and Position.	Age	Occupation	Residence
Capt. Bernard McQuade	42	Baker	128 Merrimac
Lieut. Nelson B. Ross	40	Painter	9 Woodland
Clerk Charles W. Marsh	36	Woodworker	45 Bromfield
Treasurer Ellis B. Lunt	34	Plumber	2 Horton
Steward Joseph E. McLaughlin	30	Insurance Agent	5 Allen
Ladderman Herbert Currier	47	Carpenter	42 Temple
“ Christopher McGilvary	33	Lineman	Prospect
“ Lincoln G. Bradbury	51	Shoecutter	16 Titcomb
“ Charles E. Ives (resigned)	35	Driver	262 Merrimac
“ Richard K. Pike	33	Tailor	75 Prospect
“ Edgar C. Reade	51	Laundryman	11 Kent
“ Harold C. Adams (resigned)	27	Plumber	Milk
“ Severance F. Hart	33	Clerk	28 Temple
“ Carl E. Hardy	32	Salesman	40 Kent
“ Albert D. Frost	38	Shoecutter	222 Merrimac

ENGINE CO. 1

Capt. Ira E. Patten	42	Shoemaker	19½ Winter
Lieut. William H. Chase	52	Shoemaker	35 Marlboro
Clerk George E. Currier	50	Shoemaker	16½ School
Engineer Charles W. Adams	64	Machinist	15 Pond
Asst. Engineer Charles B. Atkinson	43	Machinist rear	9½ Bromfield
Permanent Fireman Eben P. Allen	57		11 South Pond
Hoseman J. O. Erickson	35	Driver	7 Bromfield Court
“ Joseph O. Evans	38	Silverworker	15 Tyng
“ Charles A. Safford	34	Silverworker	7 Jackson
“ Fred Eaton	30	Laborer	16 School
“ Walter King	35	Fisherman	8 Fair
“ Clarence W. Lowell	32	Laborer	Independent
“ Samuel Dow, Jr. (resigned)		Fisherman	
“ George W. Henderson	42	Carpenter	3 Winter
“ Winthrop P. Davis	31	Machinist	4½ Boardman

ENGINE CO. 2

Capt. Moses E. Wright	36	Clerk	16 Temple
Lieut. Lawrence S. Pray	31	Shoecutter	24 Atwood
Clerk George W. Parker	46	Salesman	9 Barton
Engineer Frank W. Landford	52	Salesman	5 Charles
Asst. Engineer Everett F. Landford	27	Shipper	Franklin
Steward and Stoker Charles S. Blake	58	Painter	28 Liberty

	Name and Position.	Age	Occupation	Residence
Hoseman	Thomas E. Colman	50	Engineer	2½ Ship
"	John J. Coffey	33	Combmaker	17 Oak
"	William P. Norton	34	Laborer	Russia
"	John H. Packer	29	Painter	1 Franklin
"	Edward H. Lang	35	Driver	61 Prospect
"	George W. Chase,	32	Plumber	12 Hancock
"	John J. Welch	31	Combmaker	Bromfield
"	George E. Dixon	45	Foreman	8 Chestnut
"	George W. Ross	36	Barber	64 Washington

ENGINE CO. 3

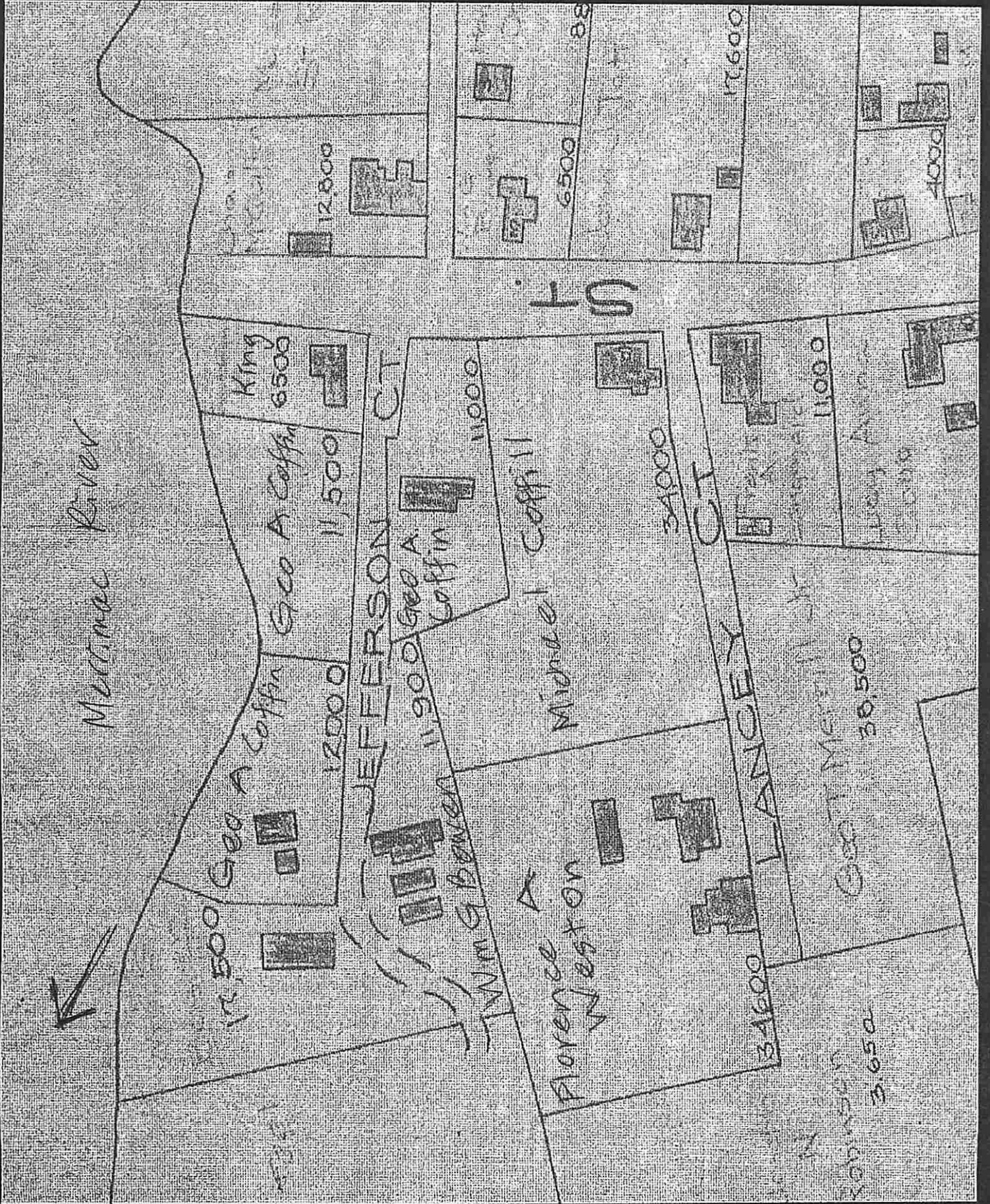
Capt.	William Nee	42	Plumber	15 Titcomb
Lieut.	Howard Packer	31	Painter	15 Franklin
Clerk, Steward, Stoker,	W. R. Bradbury	49	Shoecutter	43 Kent
Engineer	Ralph S. Bailey	50	Machinist	10 Market
Asst. Engineer	Frank J. Partelow	28	Machinist	99 Merrimac
Hoseman	Samuel T. Chase	53	Shoemaker	Green
"	George A. McKenzie	29	Lineman	40 Water
"	William D. Farrell	51	Hatter	63 Merrimac
"	Fred Partelow	26	Machinist	99 Merrimac
"	Henry D. Plummer	28	Shoecutter	107 Merrimac
"	Daniel J. Kelliher	29	Shoemaker	Merrimac
"	Charles W. Howard	39	Silverworker	17 Oakland
"	Walter E. Ross	30	Shoemaker	Birch
"	Albert Marshall	29	Shoecutter	Congress
"	Charles W. Genn	48	Shoemaker	42 Water

HOSE 7

Capt.	William C. Randall	31	Shoemaker	14 Forester
Lieut.	Frank R. Langmaid	30	Woodworker	316 Merrimac
Clerk	Thomas W. Mitchell	29	Shoemaker	44 Forester
Hoseman	Ernest W. Mitchell	48	Shoemaker	260 Merrimac
"	William G. Somerby	27	Shoemaker	14 Forester
"	Louis Wasgatt	41	Carpenter	7 Ashland
"	Edwin F. Jackman	63	Shoemaker	44 Forrester
"	George A. Coffin	56	Shoemaker	2 Jefferson
"	Charles L. Crocker	42	Shoecutter	18 Forester
"	William Patriquin	48	Silverworker	30 Ashland

HOSE 8

Capt.	John Wills	40	Shoemaker	5 Tremont
Lieut.	David A. Wells	41	Fisherman	6 Marlboro
Clerk	William B. Porter	74	Teamster	8 Lunt
Hoseman	Albert Russell	49	Farmer	3 Oak
"	George W. Stanwood	58	Silverworker	12 Neptune
"	William H. H. Perkins	71	Fish Dealer	13 Union
"	Daniel W. Jackman	53	Silverworker	32 Madison
"	Wilbur S. Porter	56	Expressman	11 Hancock
"	George W. Wilson	52	Fisherman	179 Water
"	William E. Hilton	44	Fisherman	185 Water



W.



MERRIMAC



17,500

9500

12000

Goyateche
11,500

6500

W. HALEY

12800

JEFFERSON CT.

11,900

Goyateche

4

11,000

31,500

WASH

Flora

ST.

6500

3

8850

16,000

34600

LANCEY CT.

34,000

8

7

17,600

3.65a

38,500

11,000

12

Rubin

4000

19,000

43,000

390

6300

50,400

25,200

431

432

433

434

428

45,500

18,200

GAGNON

4900

420

9500

18

19

20

MERRIMAC

433

420

14,400

12

9700

8500

12,100

FIN ST.

13,200

3500

1963

Baur
et ux
to

N'port. Co-op.
Bk.

Discharge
B. 3481. P. 239

We, Frederick E. Baur and Lea M. Baur, his wife, both of Newburyport, Essex County, Massachusetts, for consideration paid, grant to Newburyport Co-operative Bank, situated in Newburyport, Essex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of Two Hundred dollars, and interest and fines as provided in our note of even date, the land with the buildings thereon, situate in NEWBURYPORT aforesaid, bounded as follows, viz: Northwesterly by Plummer Avenue, ninety feet; Northeasterly by land now or formerly of Hedwig Volmrich ninety-five feet, more or less; Southeasterly by land now or formerly of Theresa J. Merrill, ninety feet; and Southwesterly by land now or formerly of Pow, ninety-seven and 5/10 feet, more or less. Being the same premises conveyed to the grantors by Hedwig Volmrich by deed dated December 2, 1927, recorded with Essex South District Deeds, Book 2750, Page 254. Subject to and with the benefit of easements and restrictions of record, subject also to a prior mortgage to the Newburyport Co-operative Bank, in the principal sum of four thousand dollars. We hereby transfer and pledge to said mortgagee one shares in the ninety-third series of its capital stock as collateral security for the performance of the conditions of this mortgage, and our said note upon which shares said sum of Two Hundred Dollars has been advanced to us by the mortgagee. The monthly payments under this mortgage are Two Dollars. In the event of an assignment of this mortgage, interest on the unpaid balance of the principal shall be at the rate of six per cent. per annum. This mortgage is upon the Statutory Co-operative Bank Mortgage Condition, for any breach of which the mortgagee shall have the Statutory Co-operative Bank Power of Sale. WITNESS our hands and seals this eighteenth day of June 1934

Mary O'Connell to both) Frederick E. Baur (seal)
Lea M. Baur (seal)

COMMONWEALTH OF MASSACHUSETTS Essex, ss. June 19, 1934 Then personally appeared the above named Frederick E. Baur and Lea M. Baur and acknowledged the foregoing instrument to be their free act and deed,

before me Marjorie H. Thurlow Justice of the Peace.

My commission expires Nov. 21, 1940.

Essex ss. Received June 23, 1934. 30 m. past 8 A.M. Recorded and Examined.

Coffin
to
Coffin

I, George A. Coffin of Newburyport, Essex County, Massachusetts, being unmarried, for consideration paid, grant to George E. Coffin of said Newburyport with WARRANTY COVENANTS the land in said Newburyport bounded and described as follows: The land with the buildings thereon located at No. 4 Jefferson Street in said NEWBURYPORT bounded Southeasterly by said Jefferson Street, Northeasterly by land of Joseph L. King and land of

One .50 R. Stamp
Documentary Canceled

George Oak; Northwesterly and Southwesterly by land of Bartholomew L. Coffill, together with all personal property in the buildings. The said land is deeded subject to all existing encumbrances. The said grantor is to retain the right to use the property during his lifetime. WITNESS my hand and seal this sixth day of July 1933 George A. Coffin (seal)
 THE COMMONWEALTH OF MASSACHUSETTS Essex ss. July 6, 1933 Then personally appeared the above-named George A. Coffin and acknowledged the foregoing instrument to be his free act and deed, before me

Oscar H. Nelson

Notary

My commission expires Feb. 6, 1936.

Essex ss. Received June 23, 1934. 30 m. past 8 A.M. Recorded and Examined.

We, George E. Coffin and George A. Coffin, both of Newburyport, Essex County, Massachusetts, the latter being unmarried, for consideration paid, grant to Newburyport Co-operative Bank, situated in Newburyport, Essex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of Nine Hundred dollars, and interest and fines as provided in our note of even date, the land with the buildings thereon, situate in NEWBURYPORT aforesaid, bounded and described as follows, viz: Beginning at the Southeasterly corner thereof on Jefferson Street by land now or formerly of Coffill, thence running Northwesterly by said land now or formerly of Coffill, one hundred sixty-three feet to land now or formerly of Coffill aforesaid; thence Northeasterly in part by the last mentioned land and in part by land now or formerly of William G. Bowen to the Southwesterly side of a private way leading from said Jefferson Street to said land now or formerly of Bowen; thence Southeasterly by the Southwesterly side of said private way to Jefferson Street; and thence Southwesterly by said Jefferson Street fifty-two feet to the point of beginning; no part of said private way being included in the land hereby conveyed, said conveyance being only of the land lying Southwesterly of said way. Together with rights of record or appurtenant thereto. Being the same premises conveyed to George A. Coffin by Margaret M. Coffin by deed dated July 16, 1892 recorded with Essex South District Deeds, Book 1351 Page 529; see deed from said George A. Coffin to said George E. Coffin dated July 6, 1933, recorded herewith. We hereby transfer and pledge to said mortgagee five shares in the ninety-third series of its capital stock as collateral security for the performance of the conditions of this mortgage, and our said note upon which shares said sum of Nine Hundred Dollars has been advanced to us by the mortgagee. The monthly payments under this mortgage are nine and 50/100 Dollars. In the event of an assignment of this

Coffin
 et al
 to

N^yport. Co-op. Bk.

Discharge
B. 3456 P. 85.









Goyetche, Joseph F. - Louise O. T/E
 4 Jefferson Street
 Newburyport, Mass.

5 Jefferson St. Dwg. 3350
 4 Jefferson St.

3350 1/1000 22500 650 4000

RECORD OF OWNERSHIP		STAMPS	DATE	BOOK	PAGE
Rosengard, Esther H. & Segeberg, Virginia			1953	3985	35
G. J/T	nom		4/22/86	8216	063
Rosengard, Esther H.	(1) nom		3/15/91	10728	537
Williams, Rodney P. & Sheila H. T/E (2) J/E	220,000 3/15/91			10728	539
Bryan, Richard L. & Hitchcock-Bryan Suzanne T. (2)	429,000 3/26/93			1796	114

ASSESSMENT RECORD ACCT. NO.

SELLING PRICE	1970	1978	19	19	19	19	19	19
22500	19000	15000	15000	15000	15000	15000	15000	15000
TOTAL VALUE BUILDINGS								
TOTAL VALUE LAND								
TOTAL VALUE LAND & BUILDINGS								

MEMORANDA

PROPERTY FACTORS	IMPROVEMENTS	
	TOPOGRAPHY	IMPROVEMENTS
LEVEL		WATER
HIGH		SEWER
LOW		GAS
ROLLING		ELECTRICITY
SWAMPY		ALL UTILITIES
STREET		TREND OF DISTRICT
PAVED		IMPROVING
SEMI-IMPROVED		STATIC
DIRT		DECLINING
SIDEWALK		

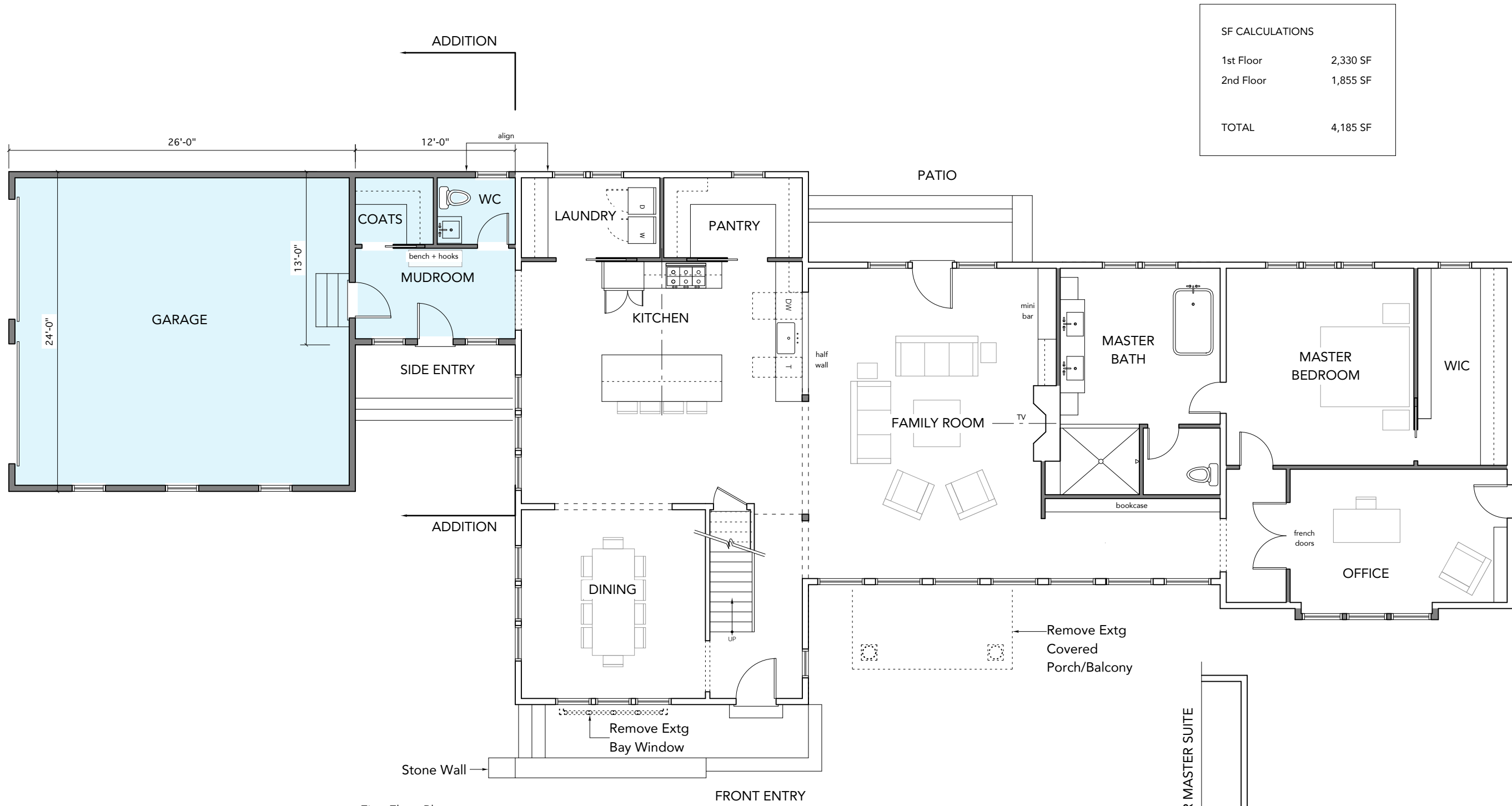
PROPERTY INFORMATION

RENTAL EXPENSE ITEMS	
VACANCY	
TERMINATING	
DEPRECIATION	
PROPERTY TAXES	
MANAGEMENT	
TOTAL	

BUILDING PERMIT RECORD

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	EST. COST	PERMIT NO.	DATE
59	100	850	100%	850			
TOTAL AREA 11000							
C.I.							
TOTAL VALUE LAND 15000							
TOTAL VALUE BUILDINGS 9000							
TOTAL VALUE LAND & BUILDINGS 24000							

Date	Owner/Contractor	Permit No.	App. Type	Est. Cost	Fees
Permits Issued for Property located at: 24 JEFFERSON ST					
5/7/2012	Jeffrey Bamberger/Brian Conn	A-2012-0185	Alteration/Repair	Remodel 2nd floor full bathroom & take out 10' nonbearing wall	\$15,563.00 \$200.00
2/23/2005	Bamberger/Russell/Conn, Brian	A-2005-0036	Alteration/Repair	Remodel bathroom	\$7,200.00 \$120.00
2 Permits Issued					
Permits Issued for Property located at: 4 Jefferson Ct					
8/5/1987	Esther Rosengard/Paris Construction Co.	A-1987-0247	Alteration/Repair	Contractor to construct a foundation under an existing one family.	\$27,500.00 \$40.00
2/12/1985	Michel Lagasse/Bottai, Jay R.	B-1985-0006	New building	Contractor to construct a 1-family.	\$70,000.00 \$82.00
2/6/1986	Michael J. Lagasse/blank	W-1986-0003	Woodstove	Owner to install a Jensen wood burner & chimney.	\$1,000.00 \$4.00
9/25/2002	Lagasse, Mike & Niki/Woodwright's Inc.	A-2002-0431	Alteration/Repair	Construct two-story addition	\$220,000.00 \$0.00
12/24/1992	Michael Laine/Irons, Richard	A-1992-279	Alteration/Repair	Contractor to perform works of replacement of chimney in a single family.	\$6,000.00 \$14.00
12/19/1996	Lagasse, Michael and Niki/Owner	B-1996-0075	New building	Construction of a utility shed/garage	\$29,000.00 \$81.00
6/13/1983	Michael Lagasse/Owner	A-1983-0149	Alteration/Repair	Owner to repair/rehab shed.	\$500.00 \$3.00
7 Permits Issued					
Permits Issued for Property located at: 4 Jefferson St					
4/8/1991	Williams, Rod and Shiela/DePiero Construction	A-1991-0059	Alteration/Repair	Addition to single family dwelling	\$146,000.00 \$159.00
12/27/2005	Bryan, Rick/Dimitrios General Contracting	A-2005-0621	Alteration/Repair	Strip & re-roof	\$13,500.00 \$180.00
4/14/1981	Joseph Goyetche/Owner	B-1981-0014	New building	Owner to construct a 18' x 20' screen house.	\$500.00 \$3.00
9/30/2005	Bryan, Richard/Seaport Construction	A-2005-0452	Alteration/Repair	Rebuild 2-story decks on front of home (7' x 11')	\$12,500.00 \$170.00
4 Permits Issued					
Permits Issued for Property located at: 44 Jefferson St					
				\$172,500.00	\$512.00



SF CALCULATIONS	
1st Floor	2,330 SF
2nd Floor	1,855 SF
TOTAL	4,185 SF

project:

ROBERTSON RESIDENCE

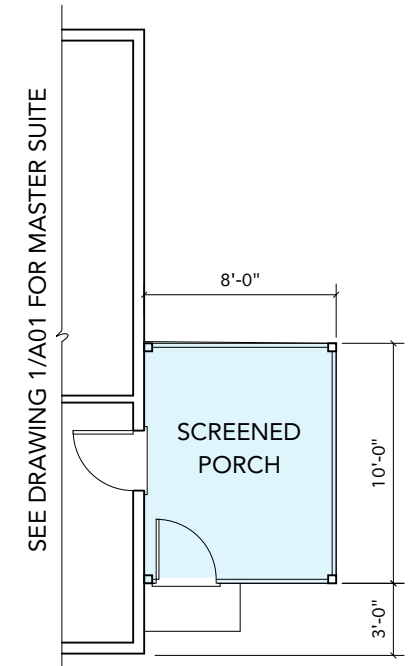
1 Jefferson Court
Newburyport, MA
01950

architect:

GRAF ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

SEE DRAWING 2/A01 FOR SCREENED PORCH

1 First Floor Plan
SCALE: 1/8" = 1'-0"



2 Screened Porch
SCALE: 1/8" = 1'-0"

title:

Proposed First Floor Plan

SCALE: 1/8" = 1'-0"
23 february 2019

A01

SF CALCULATIONS	
1st Floor	2,330 SF
2nd Floor	1,855 SF
TOTAL	4,185 SF

project:

ROBERTSON RESIDENCE

1 Jefferson Court
Newburyport, MA
01950

architect:

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2 Liberty Street
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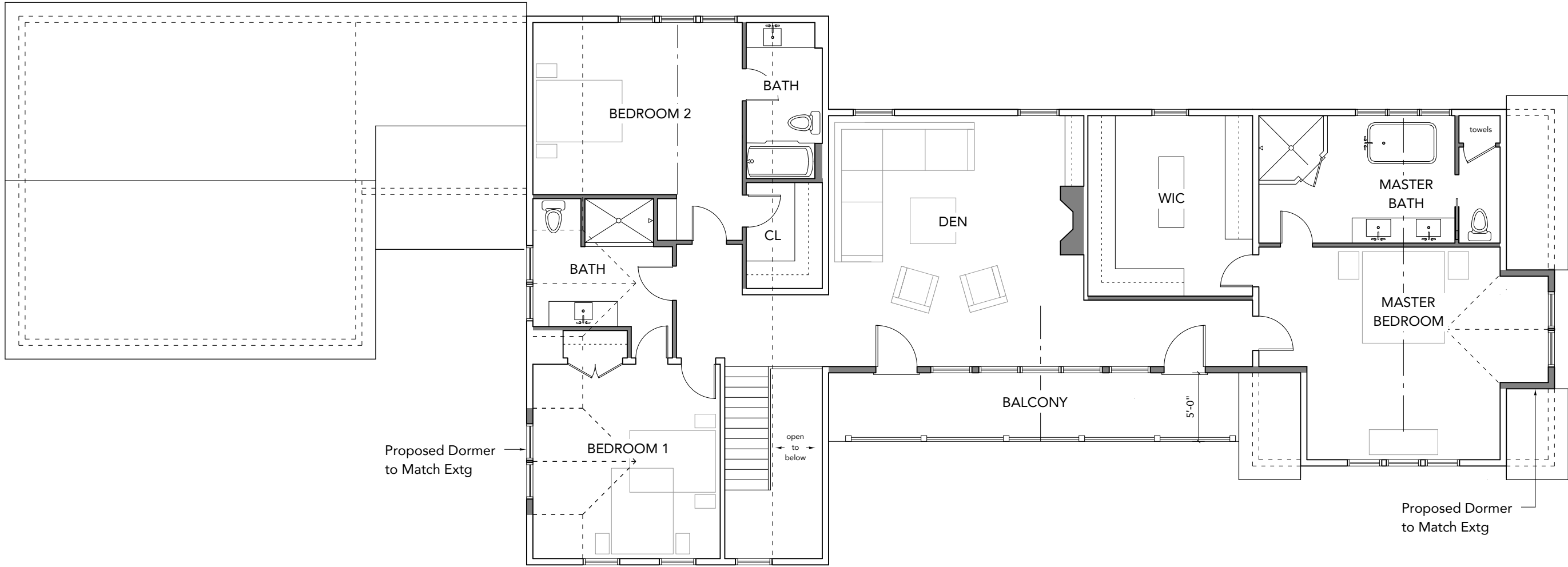
title:

Proposed Second Floor Plan

SCALE: 1/8" = 1'-0"

23 february 2019

A02



Proposed Dormer
to Match Extg

Proposed Dormer
to Match Extg

1 Second Floor Plan
SCALE: 1/8" = 1'-0"

project:

ROBERTSON RESIDENCE

1 Jefferson Court
Newburyport, MA
01950

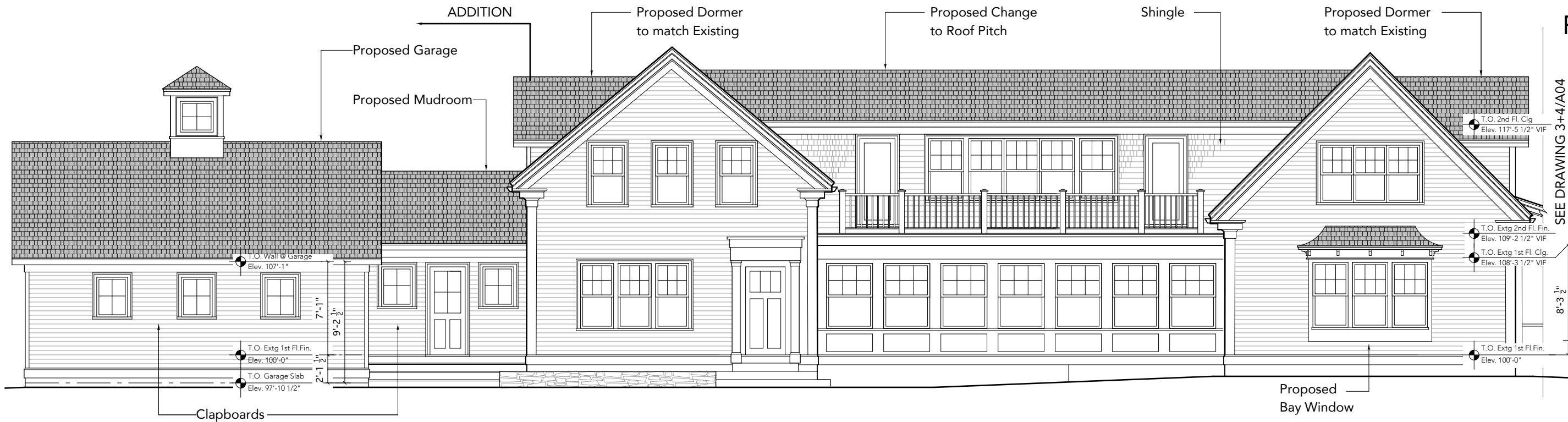
architect:

GRAF ARCHITECTS

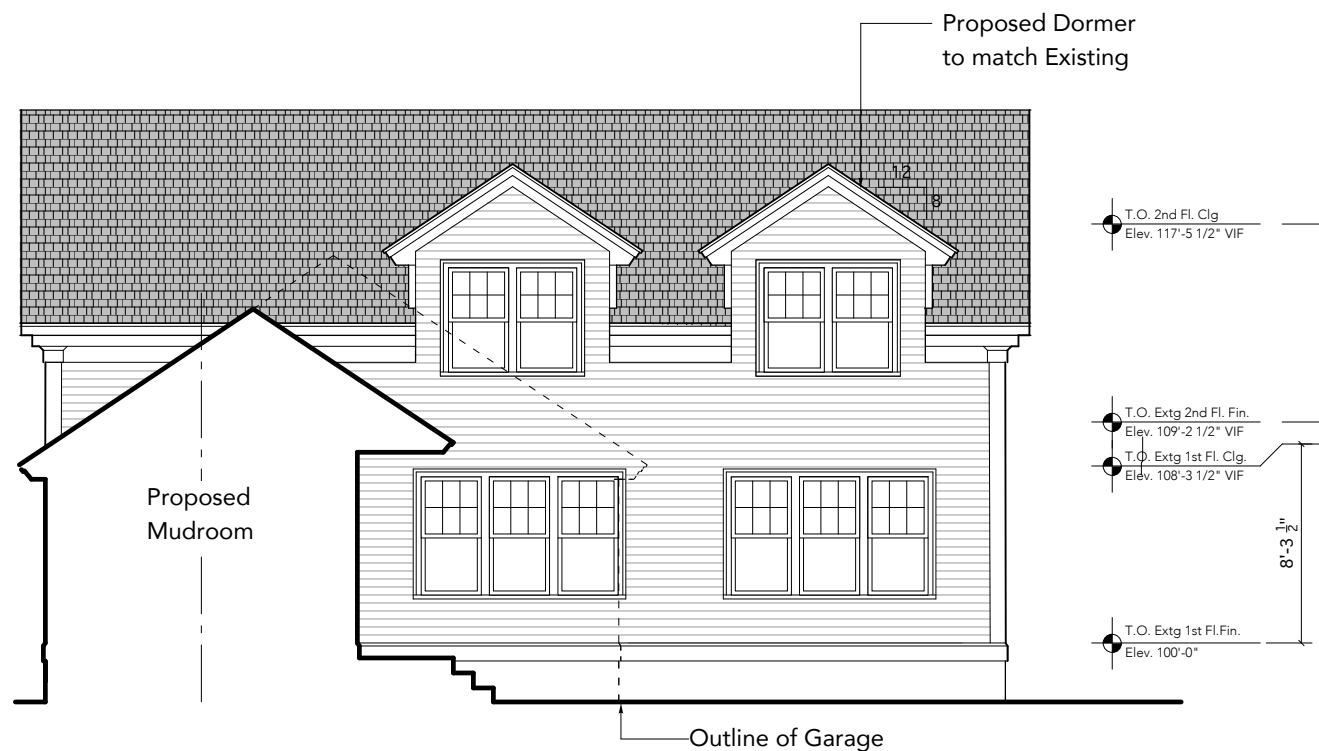
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442

www.grafarch.com

SEE DRAWING 3+4/A04



1 Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"



3 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"

title:

Proposed Exterior Elevations

SCALE: 1/8" = 1'-0"

23 february 2019

A03

project:

ROBERTSON RESIDENCE

1 Jefferson Court
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442

www.grafarch.com

title:

Proposed Exterior Elevations

SCALE: 1/8" = 1'-0"

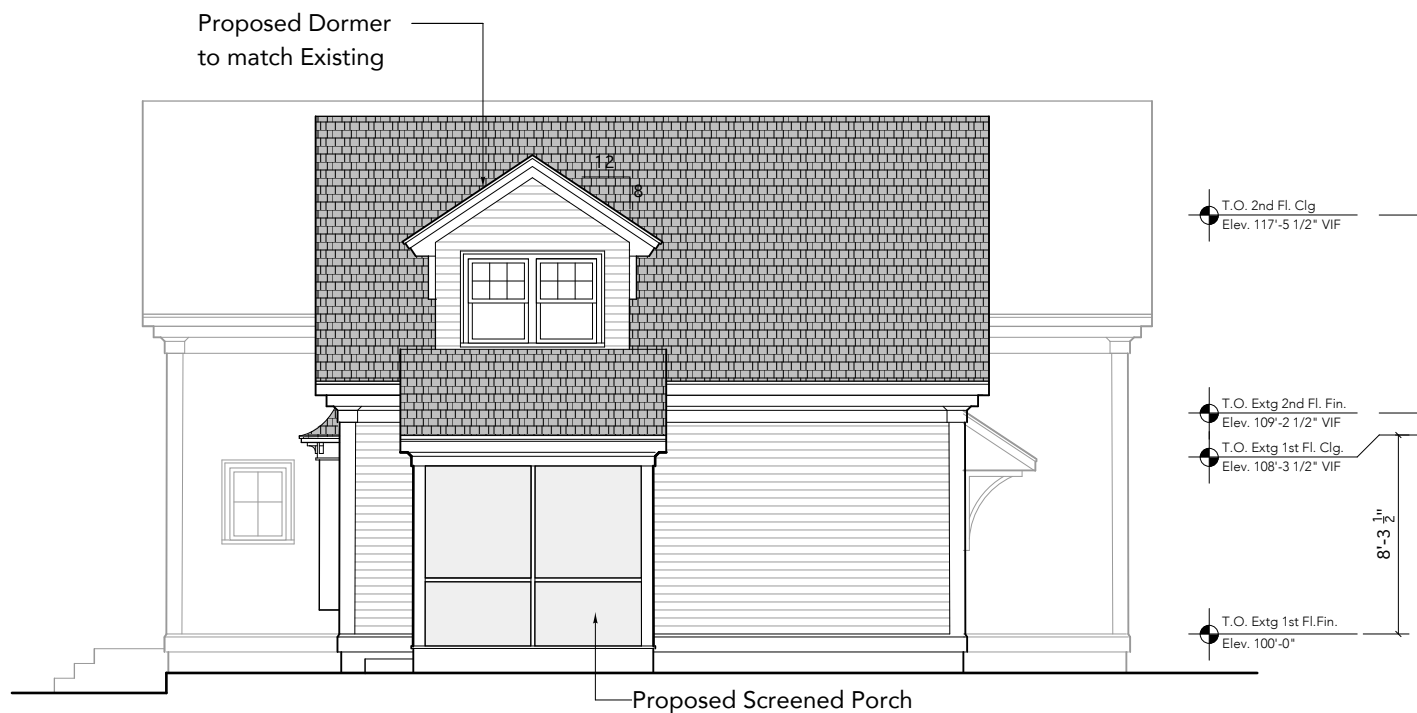
23 february 2019

A04

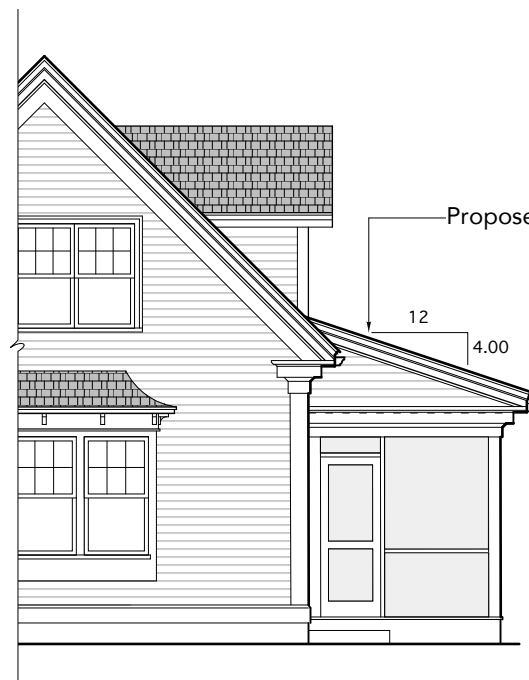
SEE DRAWING 3+4/A04



1 Exterior Elevation - REAR
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"



3 Exterior Elevation - SCREENED PORCH Front
SCALE: 1/8" = 1'-0"



4 Exterior Elevation - SCREENED PORCH Rear
SCALE: 1/8" = 1'-0"

project:

ROBERTSON RESIDENCE

1 Jefferson Court
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
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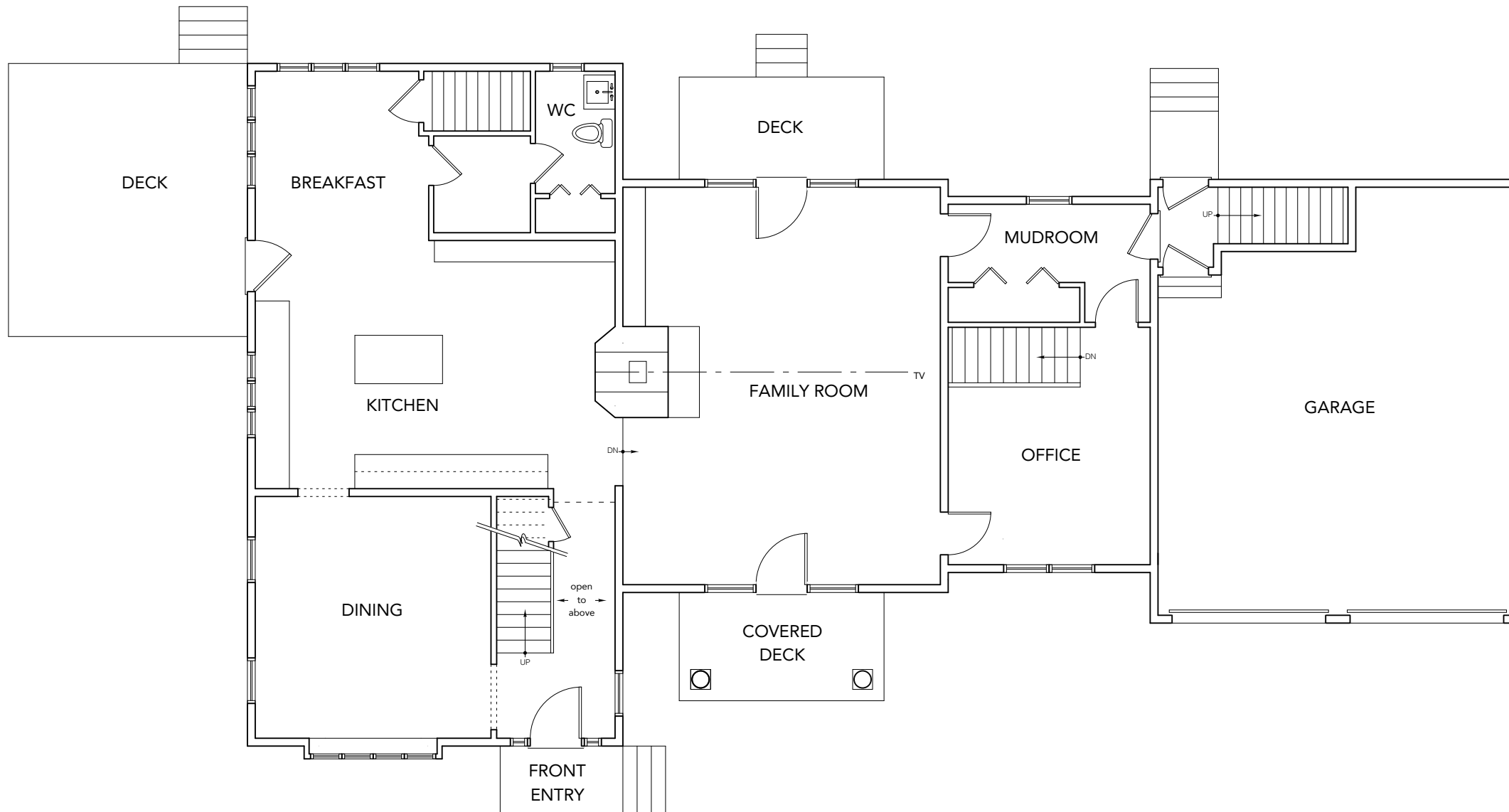
title:

Existing First Floor Plan

SCALE: 1/8" = 1'-0"

23 february 2019

EX1



1 First Floor Plan
SCALE: 1/8" = 1'-0"

SF CALCULATIONS	
1st Floor	1,667 SF
2nd Floor	2,031 SF
TOTAL	3,698 SF

project:

ROBERTSON RESIDENCE

1 Jefferson Court
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

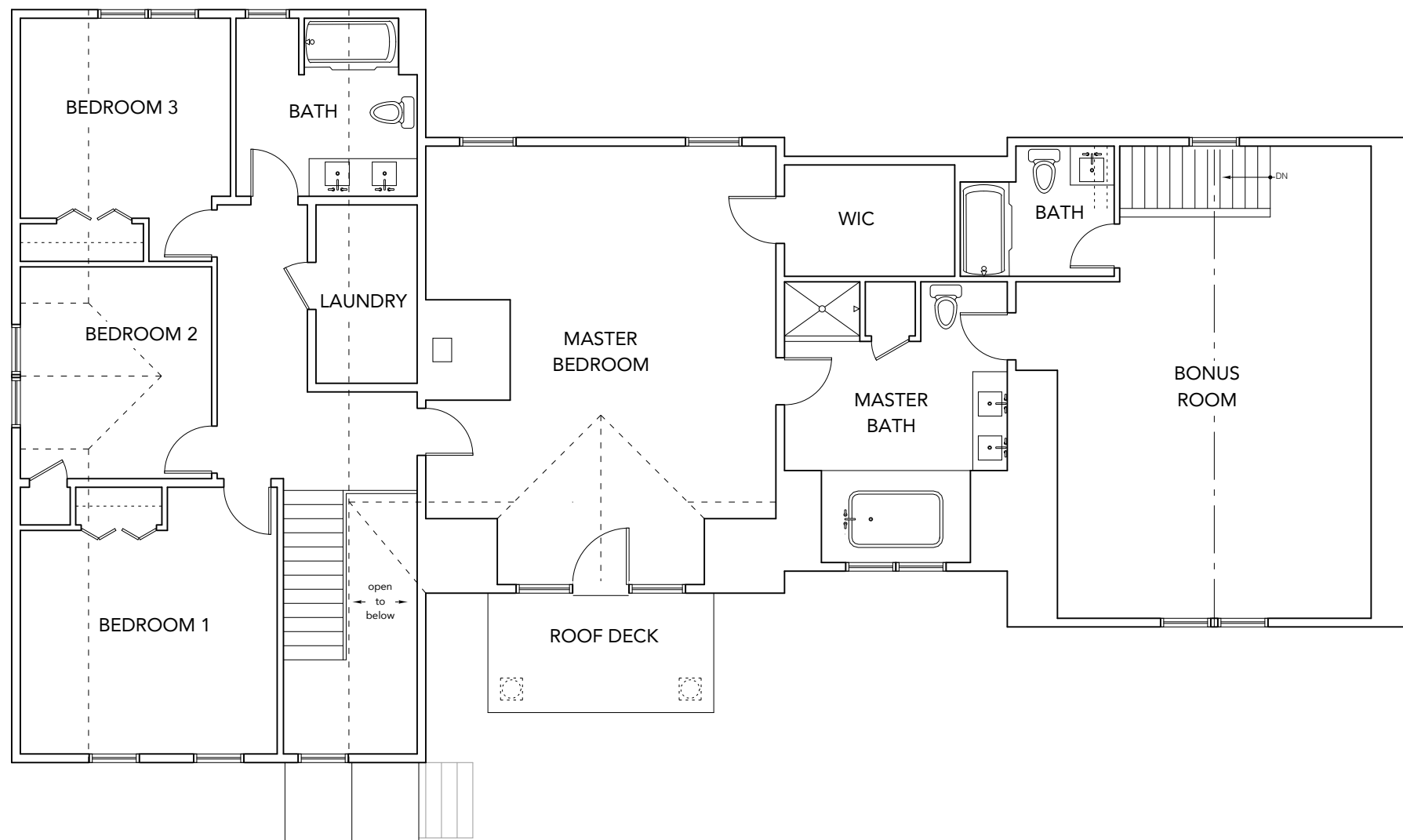
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

Existing Second Floor Plan

SCALE: 1/8" = 1'-0"

23 february 2019



1 Second Floor Plan
SCALE: 1/8" = 1'-0"

SF CALCULATIONS	
1st Floor	1,667 SF
2nd Floor	2,031 SF
TOTAL	3,698 SF

EX2

project:

ROBERTSON RESIDENCE

1 Jefferson Court
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

Existing Exterior Elevations

SCALE: 1/8" = 1'-0"

23 february 2019

EX3



1 Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"

project:

ROBERTSON RESIDENCE

1 Jefferson Court
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442

www.grafarch.com

title:

Existing Exterior Elevations

SCALE: 1/8" = 1'-0"

23 february 2019

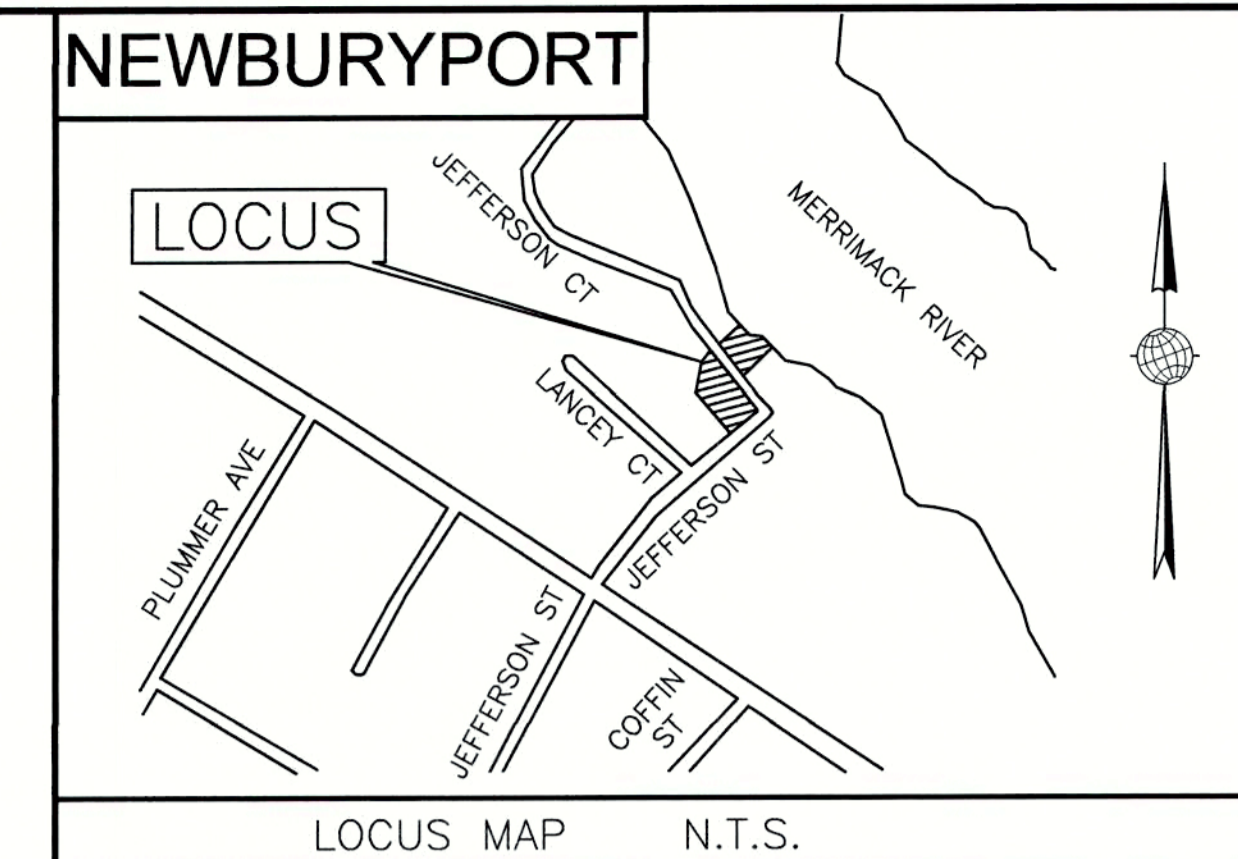
EX4



1 Exterior Elevation - REAR
SCALE: 1/8" = 1'-0"

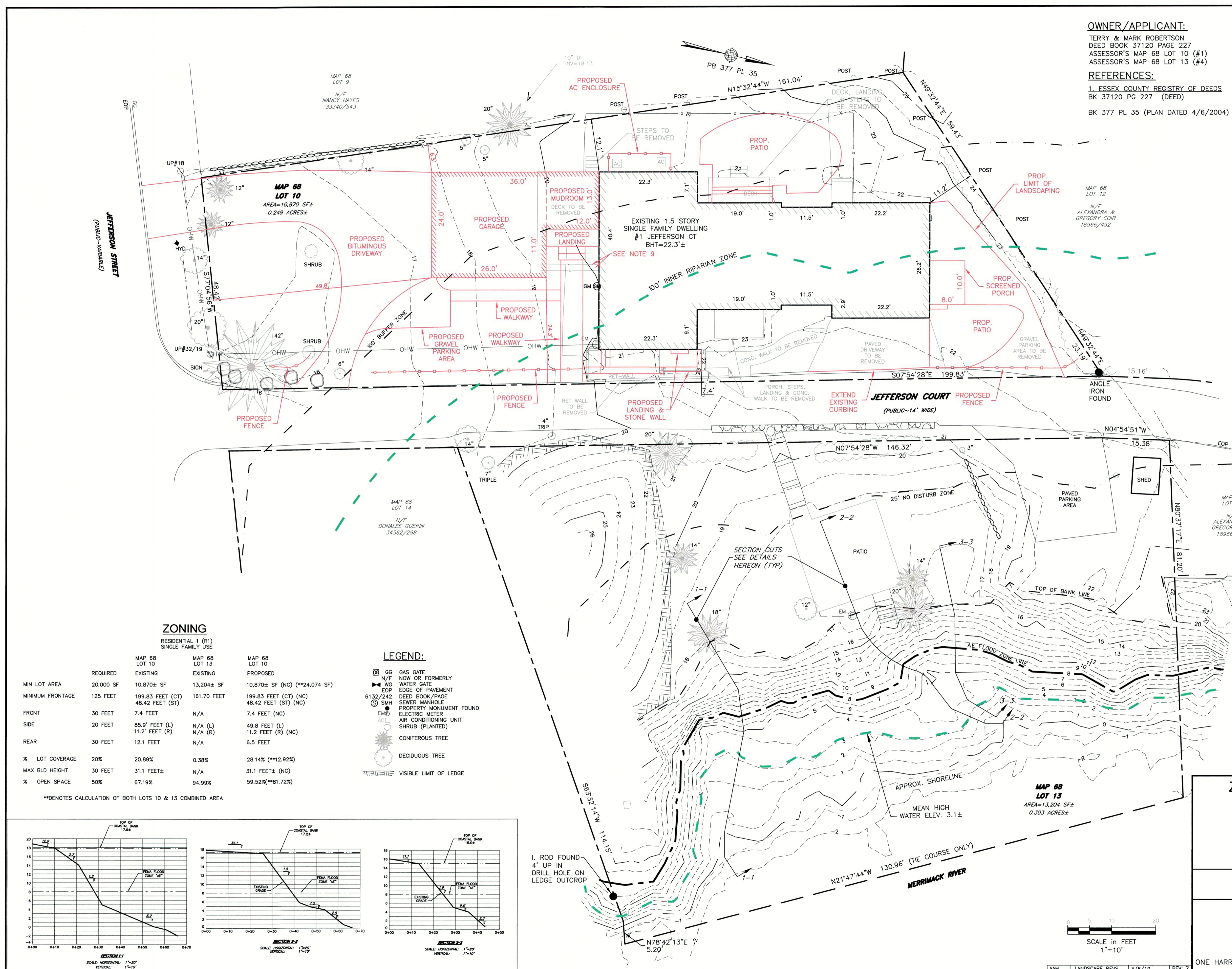


2 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"



OWNER/APPLICANT:
 TERRY & MARK ROBERTSON
 DEED BOOK 37120 PAGE 227
 ASSESSOR'S MAP 68 LOT 10 (#1)
 ASSESSOR'S MAP 68 LOT 13 (#4)

REFERENCES:
 1. ESSEX COUNTY REGISTRY OF DEEDS
 BK 37120 PG 227 (DEED)
 BK 377 PL 35 (PLAN DATED 4/6/2004)



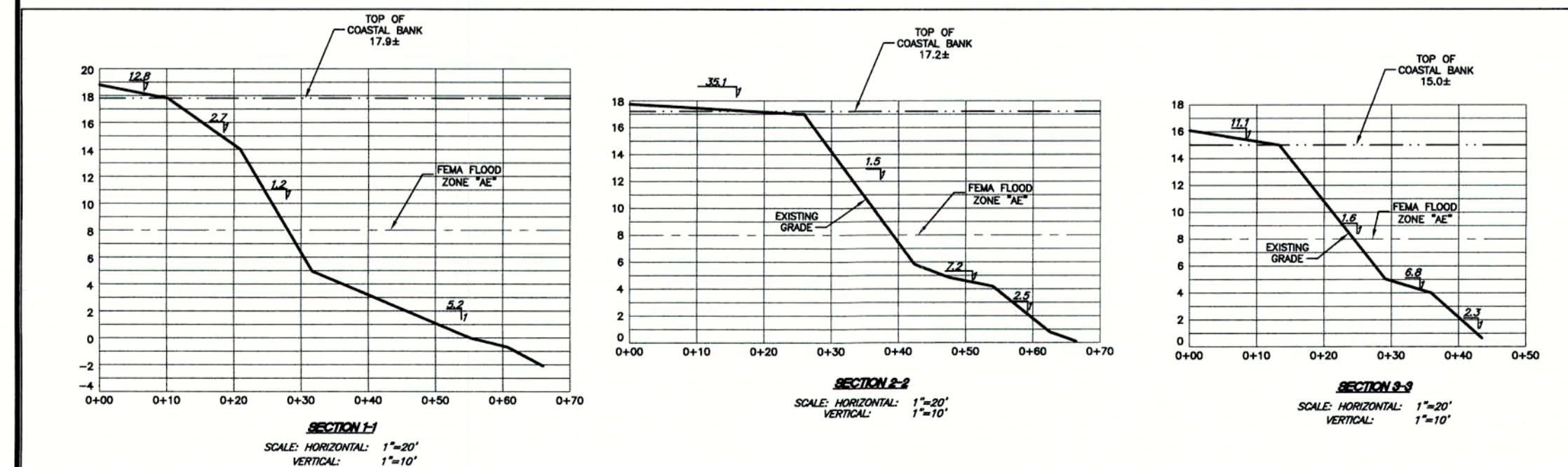
- NOTES:**
- FIELD SURVEY PERFORMED: DECEMBER 11&12 2018
 - THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
 - THE ENTIRETY OF THE MAP 68 LOT 10 LIES IN ZONE "X." A PORTION OF MAP 68 LOT 13 LIES WITHIN THE "AE" ZONE (BFE=8) AS DEPICTED ON FEMA MAP 2509C0109F WITH AN EFFECTIVE DATE OF JULY 3, 2012. (AS DEPICTED)
 - OWNERSHIP OF ADJUTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
 - TOP OF COASTAL BANK WAS DELINEATED BY HANCOCK ASSOCIATES ON DECEMBER 7, 2018.
 - THE ENTIRETY OF THE SUBJECT PROPERTY LIES WITHIN THE 200' RIVERFRONT AREA TO THE MERRIMACK RIVER.
 - THE VERTICAL DATUM OF THIS SURVEY IS NAVD88 DERIVED FROM MULTIPLE GPS OBSERVATIONS.
 - NAVD88 DATUM CONTOURS DEPICTED HEREON ARE THE RESULT OF A COMBINATION OF GRADES OBTAINED FROM AN ACTUAL ON-THE-GROUND FIELD SURVEY AND GEO-REFERENCED NOAA LIDAR DATA.
 - LOCATIONS OF SUBSURFACE UTILITIES HAVE BEEN APPROXIMATED FROM LIMITED FIELD & RECORD EVIDENCE. PRIOR TO CONSTRUCTION, UTILITY LOCATIONS SHALL BE VERIFIED

ZONING
 RESIDENTIAL 1 (R1)
 SINGLE FAMILY USE

	MAP 68 LOT 10	MAP 68 LOT 13	MAP 68 LOT 10	PROPOSED
MIN LOT AREA	20,000 SF	10,870± SF	13,204± SF	10,870± SF (NC) (**24,074 SF)
MINIMUM FRONTAGE	125 FEET	199.83 FEET (CT) 48.42 FEET (ST)	161.70 FEET	199.83 FEET (CT) (NC) 48.42 FEET (ST) (NC)
FRONT	30 FEET	7.4 FEET	N/A	7.4 FEET (NC)
SIDE	20 FEET	85.9' FEET (L) 11.2' FEET (R)	N/A (L) N/A (R)	49.8 FEET (L) 11.2 FEET (R) (NC)
REAR	30 FEET	12.1 FEET	N/A	6.5 FEET
% LOT COVERAGE	20%	20.89%	0.38%	28.14% (**12.92%)
MAX BLD HEIGHT	30 FEET	31.1 FEET±	N/A	31.1 FEET± (NC)
% OPEN SPACE	50%	67.19%	94.99%	59.52% (**81.72%)

**DENOTES CALCULATION OF BOTH LOTS 10 & 13 COMBINED AREA

- LEGEND:**
- GG GAS GATE
 - N/F NOW OR FORMERLY
 - WG WATER GATE
 - EOP EDGE OF PAVEMENT
 - 6132/242 DEED BOOK/PAGE
 - SMH SEWER MANHOLE
 - EMD ELECTRIC METER
 - ACU AIR CONDITIONING UNIT
 - SHRUB (PLANTED)
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - VISIBLE LIMIT OF LEDGE



I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

[Signature]
 EDWARD DIXON
 No. 34304
 REGISTERED PROFESSIONAL LAND SURVEYOR
 3-6-19

ZONING BOARD OF APPEALS
PLAN OF LAND
1&4 JEFFERSON COURT
 IN
 NEWBURYPORT, MASSACHUSETTS
 ESSEX COUNTY

PREPARED FOR:
MARK ROBERTSON

PREPARED BY:
HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Wetland Scientists

ONE HARRIS STREET
 SUITE 3
 NEWBURYPORT, MA 01950

RESEARCH: EDX/AM
 FIELD: AAM/CHA
 CALCULATION: EDX
 DRAFTING: AAM
 CHECK: EDX
 PROJ. MANAGER: EDX
 DATE: FEBRUARY 22, 2019
 HANCOCK JOB# 22146
 CRD FILE 22146EC.CRD
 SHEET NO. 1 OF 1

TEL: 978-465-9992
 www.hancockassociates.com

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HORGAN EMMETT CAROLYN T/E 1 JEFFERSON CT						Description	Code	Appraised Value	Assessed Value
NEWBURYPORT, MA 01950 Additional Owners:						RESIDNTL	1010	680,600	680,600
						RES LAND	1010	471,800	471,800
SUPPLEMENTAL DATA						123 NEWBURYPORT, MA VISION			
Other ID: 68-10		CONDO CV:							
SUB-DIV		INLAW Y/N:							
PHOTO		LOT SPLIT:							
WARD 6		40B HSNG:							
TILE #:		ASSOC PID#							
ATT 1/2 HSE:									
GIS ID: M_249746_953068									
						Total		1,152,400	1,152,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
HORGAN EMMETT		25845/0488	06/30/2006	U	I	1,075,000	1G	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BRYAN RICHARD L.		11796 0114	03/26/1993	Q	I	429,000	00	2018	1010	680,600	2017	1010	660,600	2016	1010	692,900
WILLIAMS RODNEY P		10728/0539	03/15/1991	U	I	187,000	1G	2018	1010	471,800	2017	1010	449,300	2016	1010	409,300
ROSENGARD ESTHER H		08216/0063	04/22/1986	U	I	1	1A									
GOYETCHE JOSEPH F		3985/ 35				0										
						Total:		1,152,400	Total:	1,109,900	Total:	1,102,200				

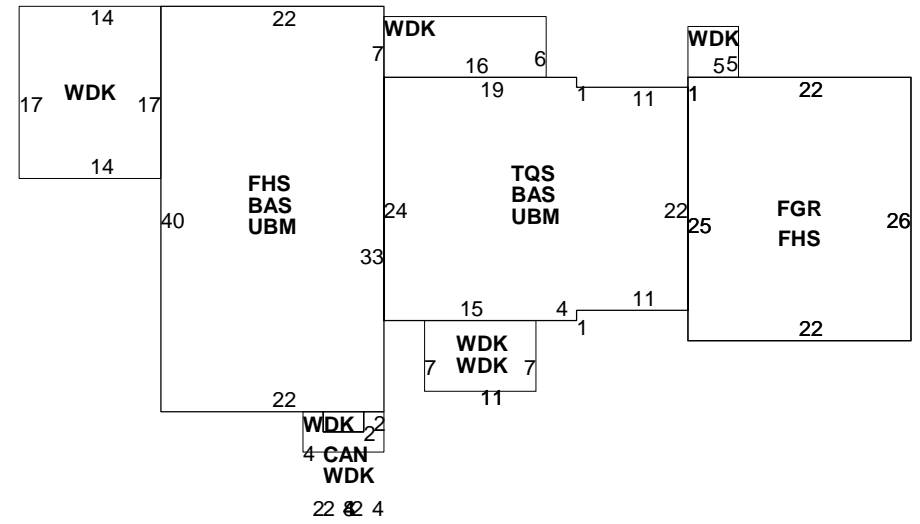
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.				
Total:												

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY			
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch				
6/A								
NOTES					Appraised Bldg. Value (Card) 675,900			
UNOBS VIEW BEIGE IG+ CHANGED LOCATION AND MAILING ADDRESS 5/6/09 TO 1 JEFFERSON CT. WAS FORMERLY 4 JEFFERSON STREET					Appraised XF (B) Value (Bldg) 4,700			
					Appraised OB (L) Value (Bldg) 0			
					Appraised Land Value (Bldg) 471,800			
					Special Land Value 0			
					Total Appraised Parcel Value 1,152,400			
					Valuation Method: C			
					Adjustment: 0			
					Net Total Appraised Parcel Value 1,152,400			

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/R 10-510	10/29/2010	RS	Residential	15,000	08/25/2011	100	07/01/2012	RECONSTRUCT FRON	09/21/2016			RK	FR	Field Review as mandated	
452-9/05	09/20/2005	RS	Residential	12,500		0		REBUILD A 2 STORY I	08/10/2012			DG	02	Measur+2Visits	
									12/27/2006			AF	02	Measur+2Visits	
									08/21/2006			CT	00	Measur+Listed	
									10/07/1996			BB	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	R1				11,000 SF	20.72	1.1500	6	1.0000	1.00	VW	1.80				1.00	42.89	471,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	06		Above Avg				
Stories	1.5		1 1/2 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:	240.33		
Interior Wall 1	05		Drywall/Sheet	Replace Cost	824,321		
Interior Wall 2				AYB	1850		
Interior Flr 1	09		Pine/Soft Wood	EYB	1999		
Interior Flr 2	14		Carpet	Dep Code	VG		
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	03		Central	Dep %	18		
Total Bedrooms	05		5 Bedrooms	Functional Obslnc	0		
Total Bthrms	3			External Obslnc	0		
Total Half Baths	1			Cost Trend Factor	1		
Total Xtra Fixtrs				Condition			
Total Rooms	9			% Complete	82		
Bath Style	02		Average	Overall % Cond	82		
Kitchen Style	02		Average	Apprais Val	675,900		
				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
FPL3	FIREPLACE 2			B	1	4,400.00	1999		1		100	3,600
FPO	EXTRA FPL O			B	1	1,400.00	1999		1		100	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,578	1,578	1,578	240.33	379,236
CAN	Canopy	0	8	2	60.08	481
FGR	Garage, Attached	0	572	229	96.21	55,035
FHS	Half Story, Finished	726	1,452	726	120.16	174,477
TQS	Three Quarter Story	524	698	524	180.42	125,931
UBM	Basement, Unfinished	0	1,578	316	48.13	75,943
WDK	Deck, Wood	0	545	55	24.25	13,218
Ttl. Gross Liv/Lease Area:		2,828	6,431	3,430		824,321

