

**3 Hancock Street,
Newburyport**

Application for
NHC Demolition Permit

October 8th, 2020



Mead, Talerman & Costa, LLC
Attorneys at Law

- **Project Summary**
- **Historic Records**
- **Existing Conditions, Narrative**
- **Existing Conditions, Plans**
- **Existing Conditions, Photos**
- **Proposed Project, Considered Alternatives**
- **Proposed Project, Narrative**
- **Proposed Project, Plans**

**3 Hancock Street,
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Project Summary

- Raise roof 20”, beginning at ridge and proceeding to rear of house.
- No other exterior wall changes.
- Retains chimney, center entry.

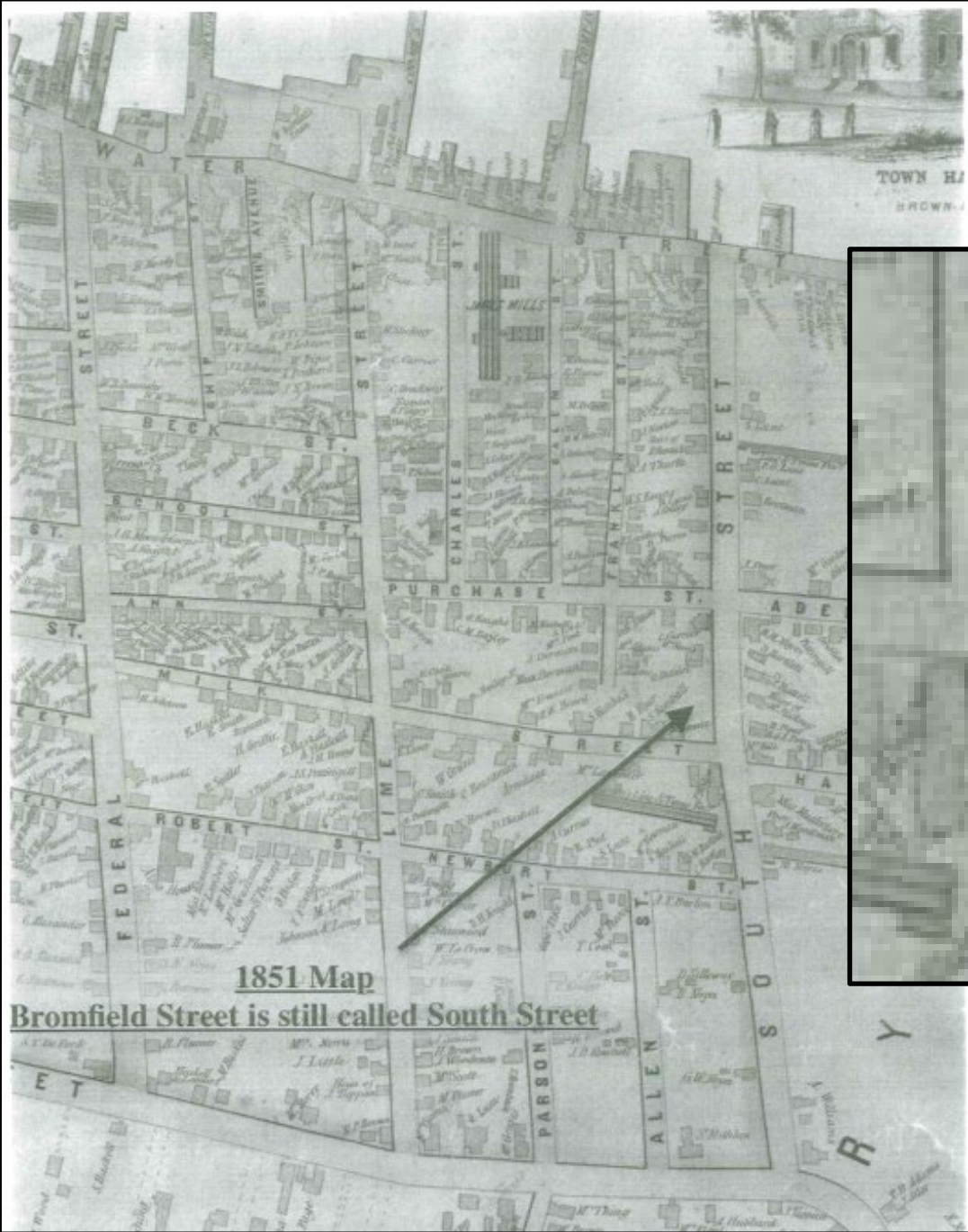
3 Hancock Street, Newburyport Historical Records

Historical Records

- Listed as “Contributory” on District Data Sheets

Hancock Street					
Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
1	25-34		Pre-1800	Timer frame gambrel	C
3	25-35		Pre-1800	Central-chimney vernacular	C

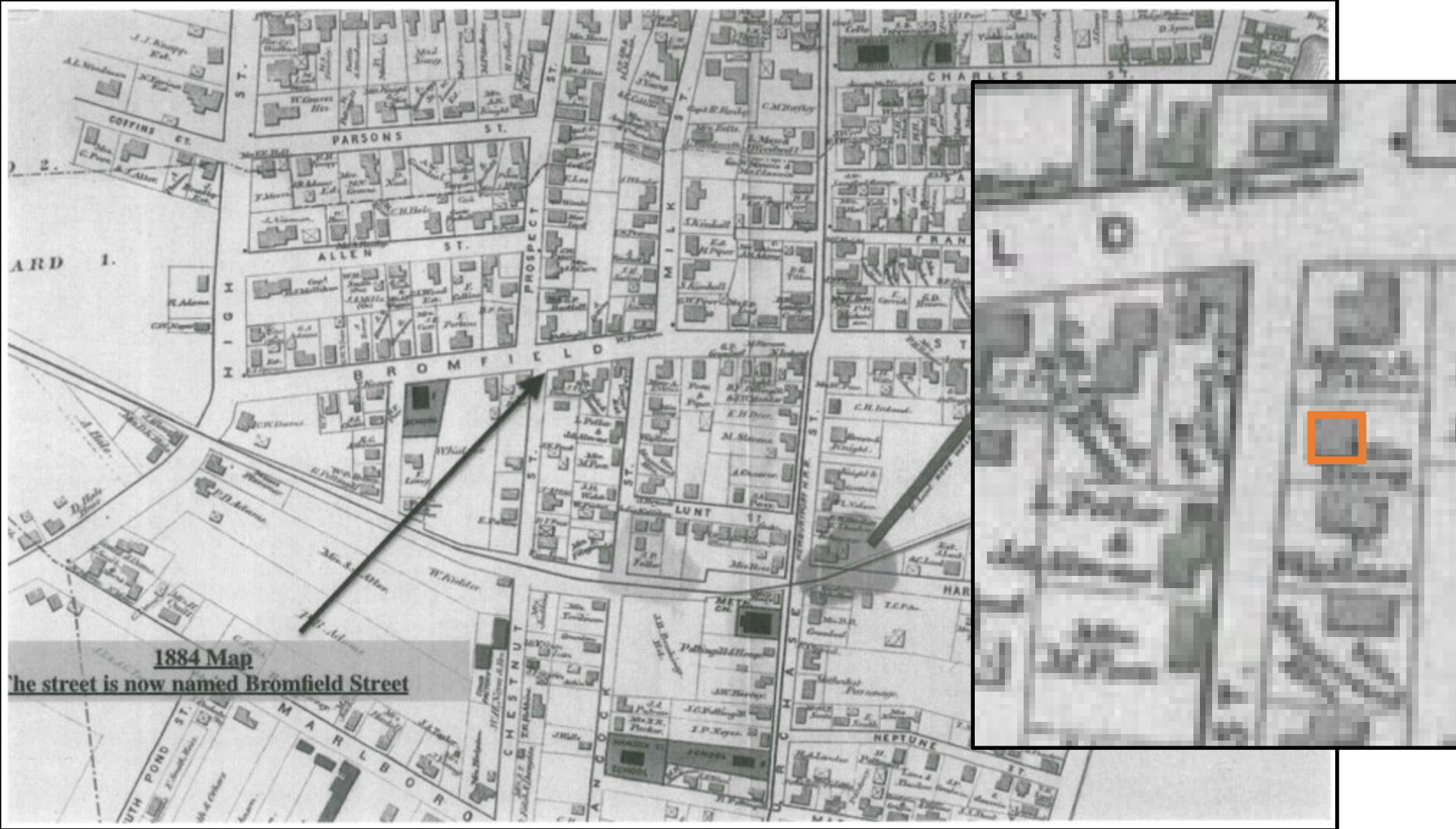
1851 Map



1851 Map
Bromfield Street is still called South Street



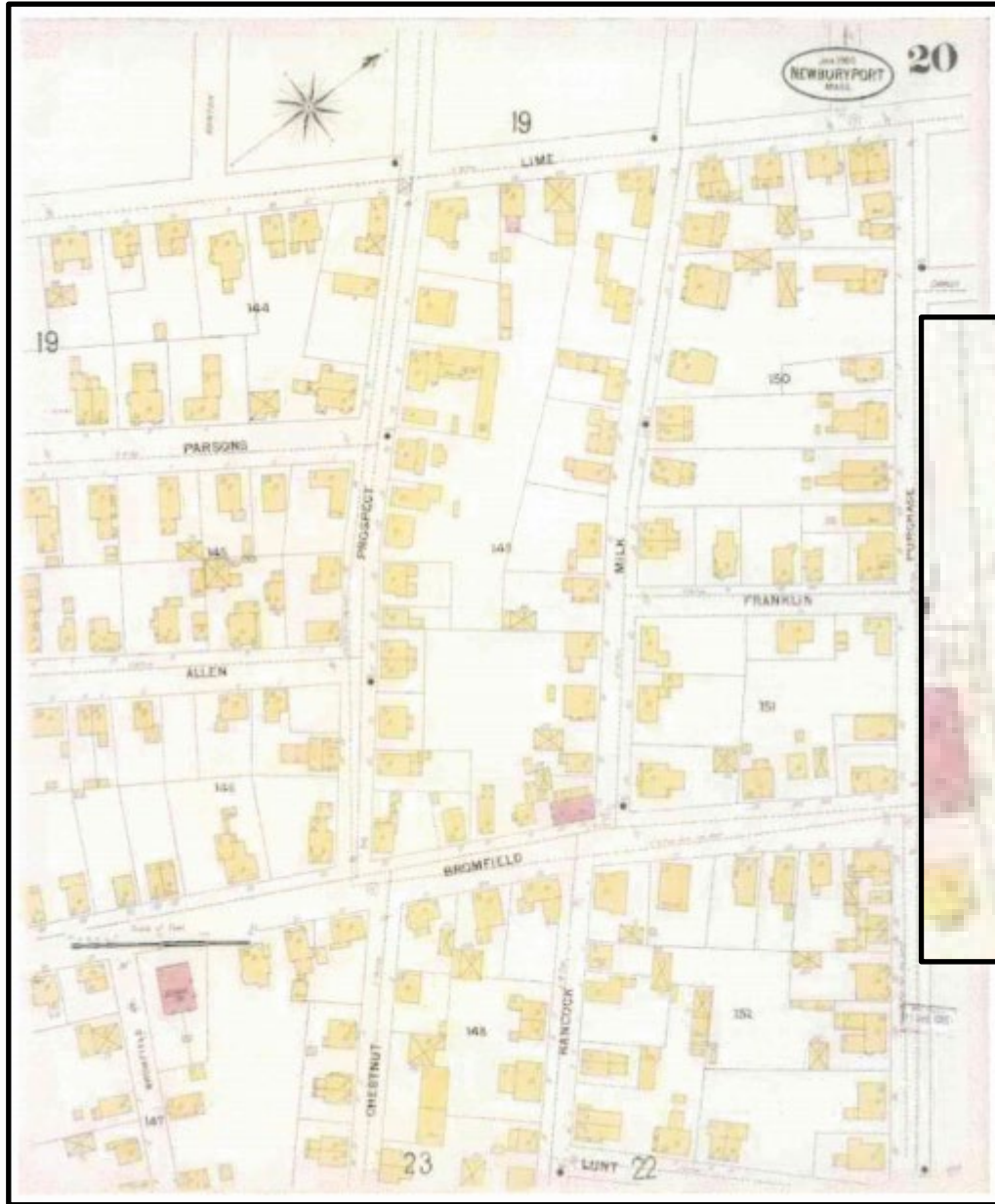
1884 Map



1884 Map
The street is now named Bromfield Street

1894 Sanborn Map

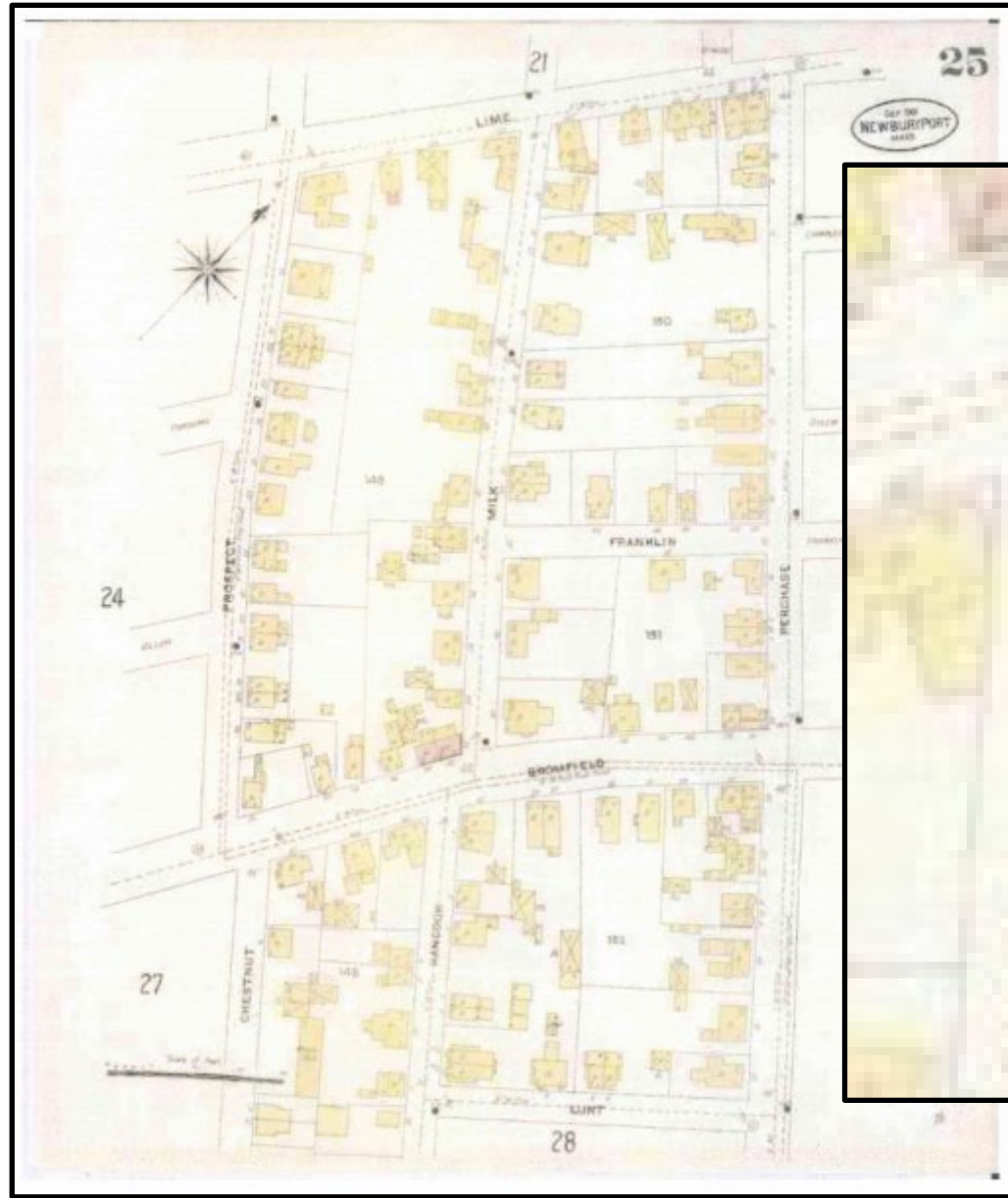




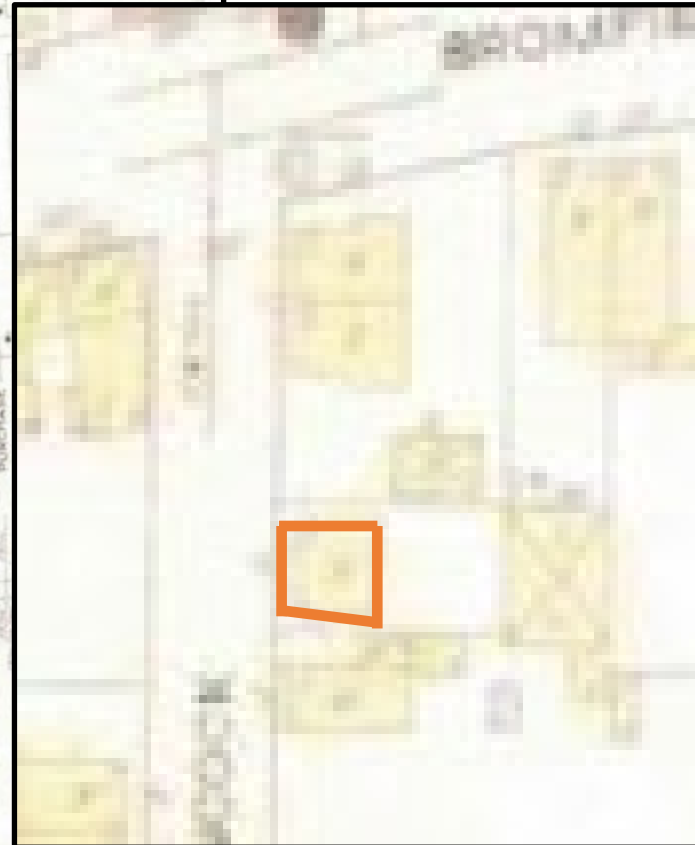
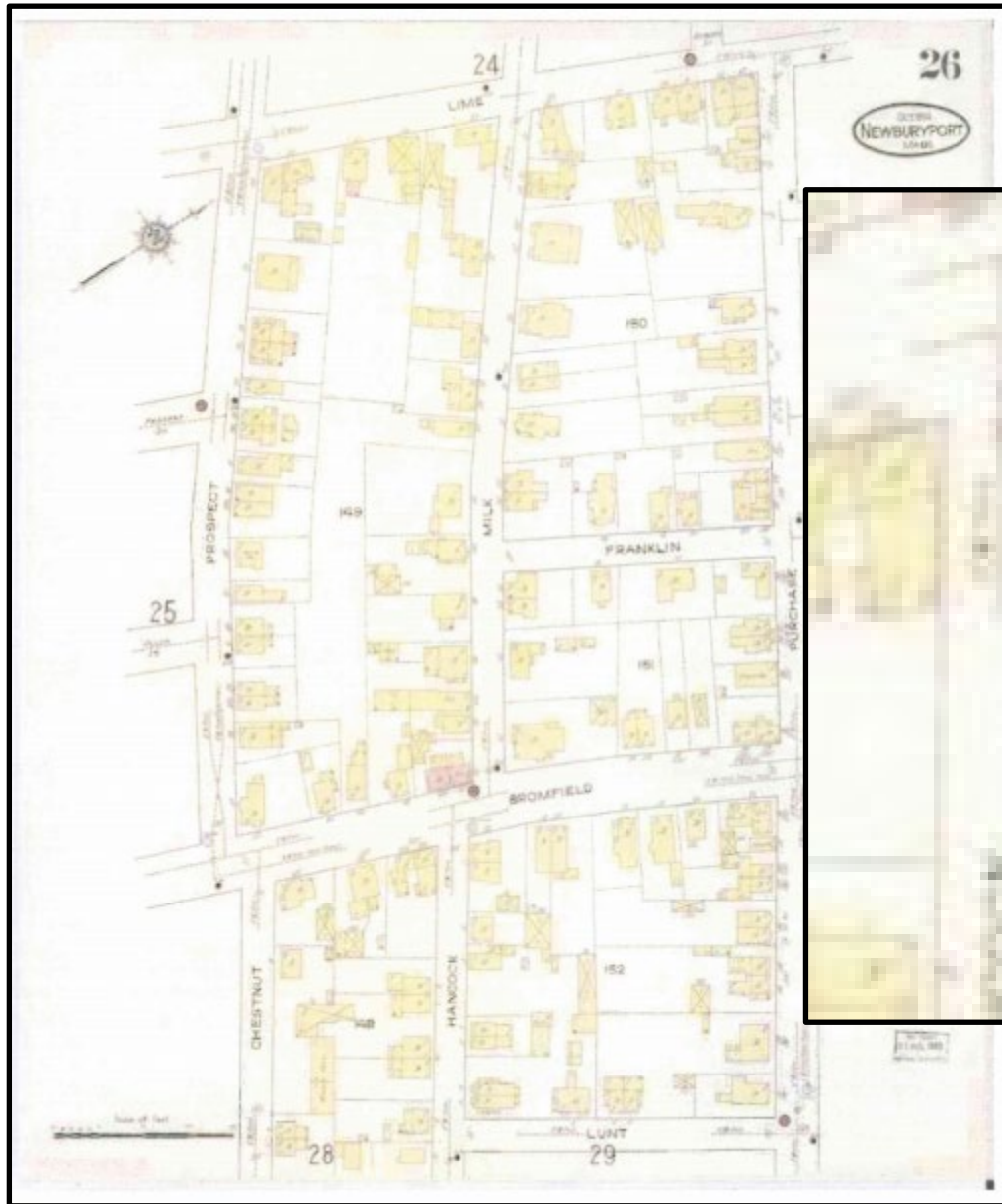
1900 Sanborn Map



1906 Sanborn Map



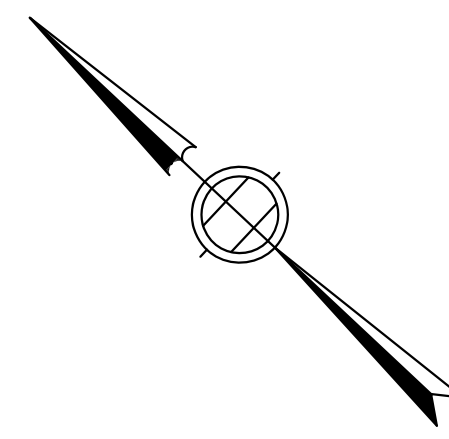
1914 Sanborn Map



**3 Hancock Street,
Newburyport**
Existing Conditions

Existing Conditions

- Originally built ~1800
- 2,150 gfa
- R-2 Zoning District, DCOD
- Most of second floor has head height of 6'6"



ZONING
RESIDENTIAL (R-2)
SINGLE-FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	2,167 SQUARE FEET	2,167 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	33.00 FEET	33.00 FEET
FRONT SETBACK	25 FEET	3.4 FEET	3.4 FEET
SIDE SETBACK (R)	10 FEET	5.1 FEET	5.1 FEET
SIDE SETBACK (L)	10 FEET	3.2 FEET	3.2 FEET
REAR SETBACK	25 FEET	29.6 FEET	29.6 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	37.3%	37.3%
MAXIMUM HEIGHT	35 FEET	18 FEET	xx FEET
MINIMUM OPEN SPACE	40.0%	62.4%	62.4%
MINIMUM PARKING REQUIRED	2	0	0

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.


NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED ADDITION TO THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED SEPTEMBER 19, 2020 BY THIS FIRM.

ARCHITECTURAL PLANS HAVE BEEN UTILIZED FOR INFORMATION REGARDING ALL PROPOSED FEATURES.

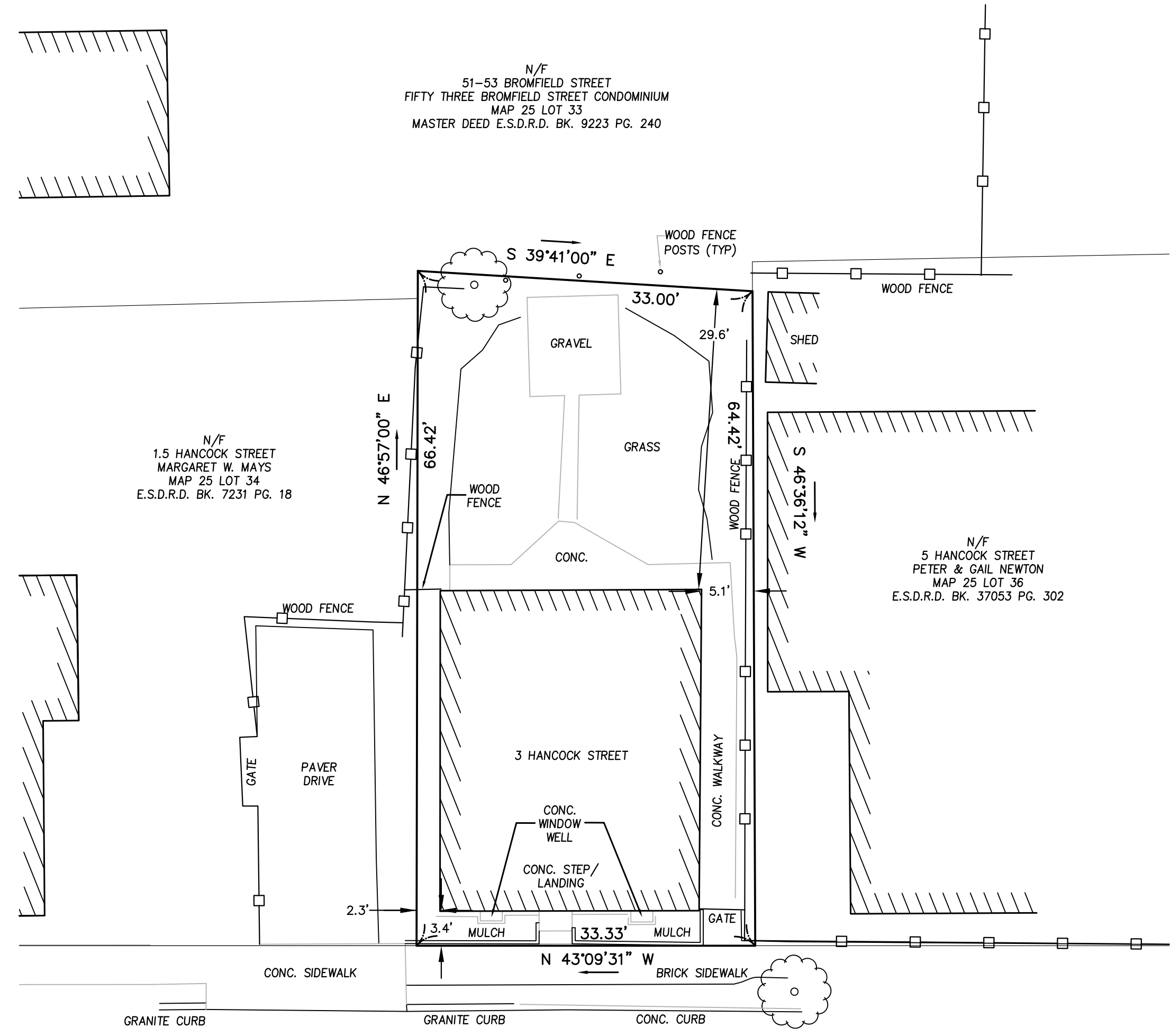
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

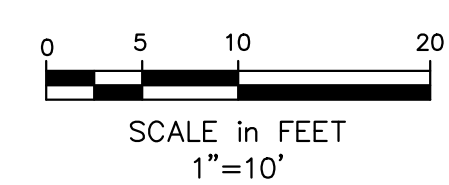
P.L.S. 
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

LOCUS TITLE INFORMATION

3 HANCOCK STREET
OWNER: JAMES BOURQUE CONSTRUCTION, INC.
DEED REFERENCE: BK. 38641 PG. 67
ASSESSORS: MAP 25 LOT 35



HANCOCK STREET



Winter GEC, LLC

44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:
HORIZ: 1" = 10'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: CO
CALCS: EC
CHECKED: EJC
APPROVED: EJC

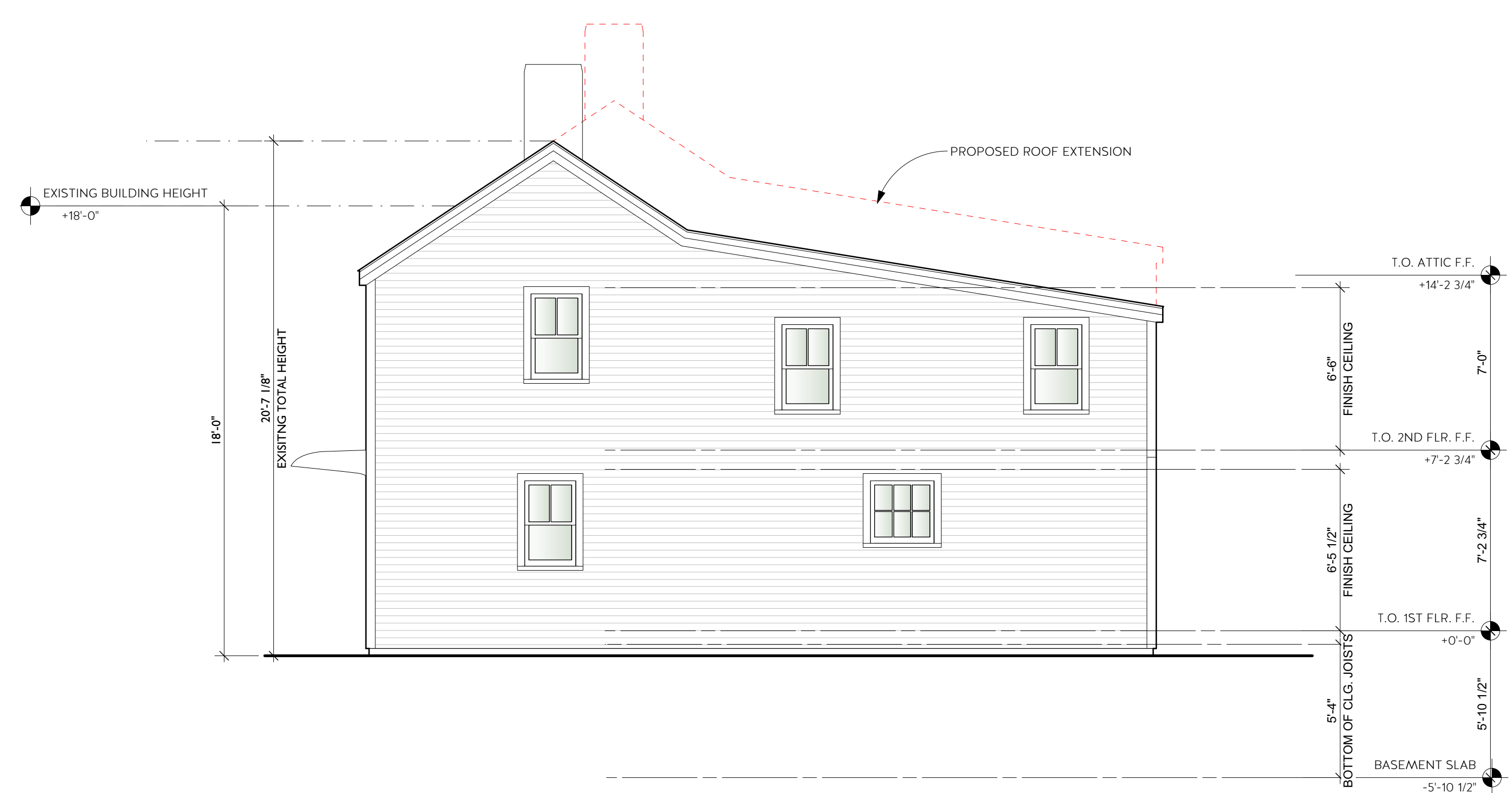
ZONING PLAN

3 HANCOCK STREET

PLAN OF LAND IN
NEWBURY, MASSACHUSETTS
SURVEYED FOR
JAMES BOURQUE CONSTRUCTION, INC

PROJECT NO.
2020-3HANCOCK
DATE: SEPT 21, 2020
SHEET NO.
1 OF 1

RENOVATIONS/ALTERATIONS
TO:
3 HANCOCK STREET
NEWBURYPORT, MA, 01950



4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes
A	9/23/20	HC SUBMISSION

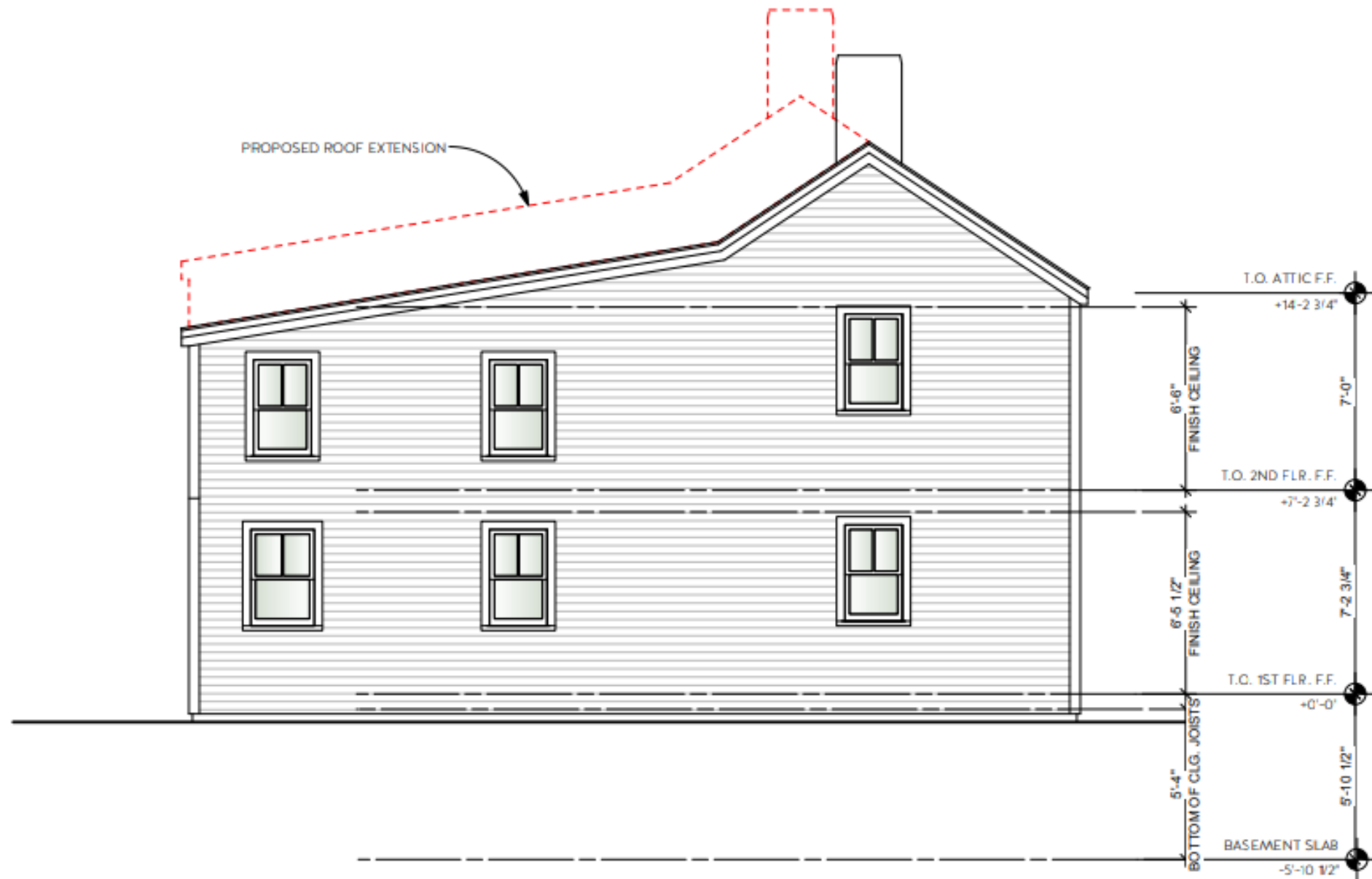
Project #	Project Manager	Date
2020-44	D.L.	9-23-20

Scale: AS NOTED

EXISTING
ELEVATIONS
EC2.1



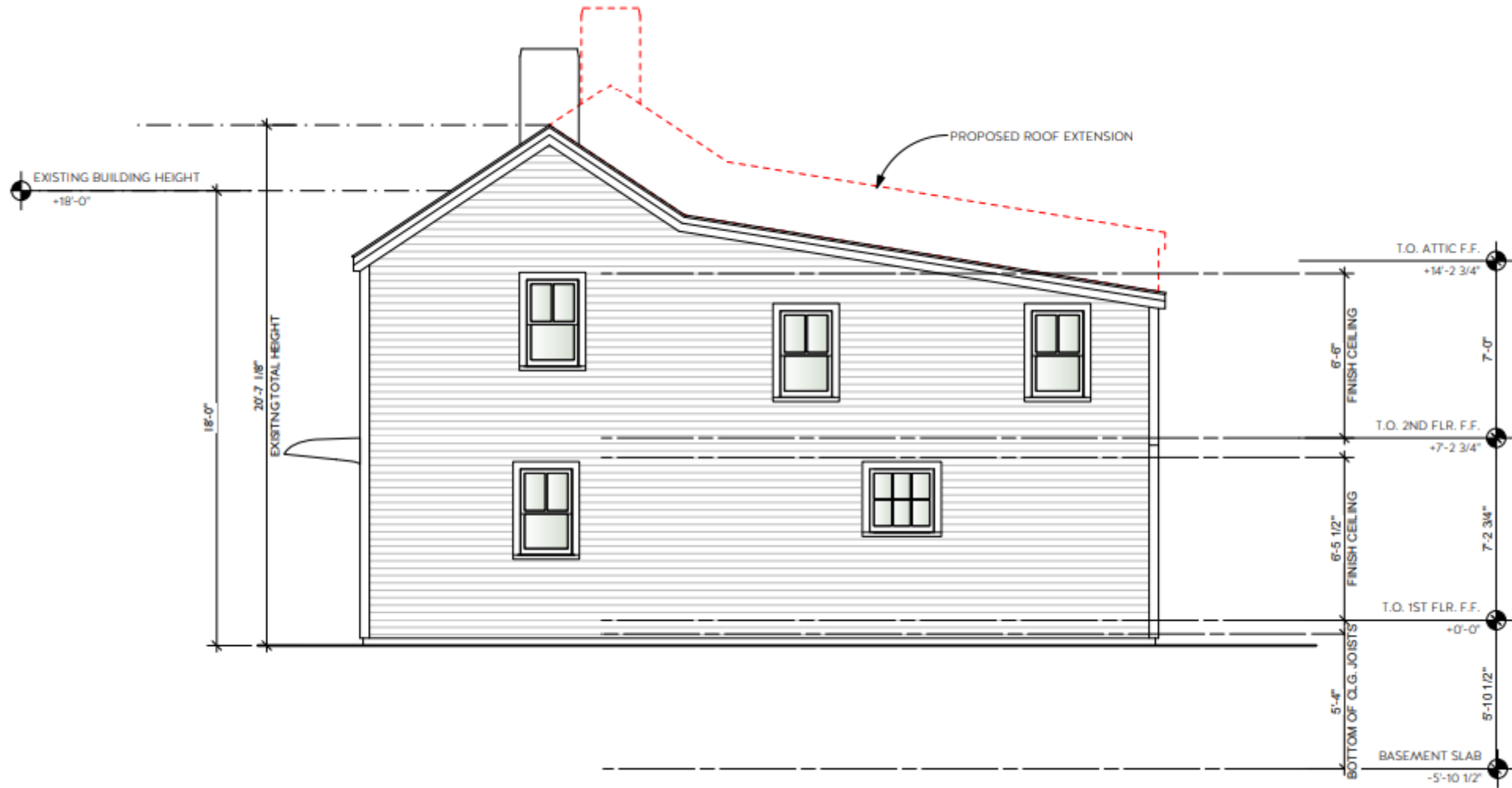
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



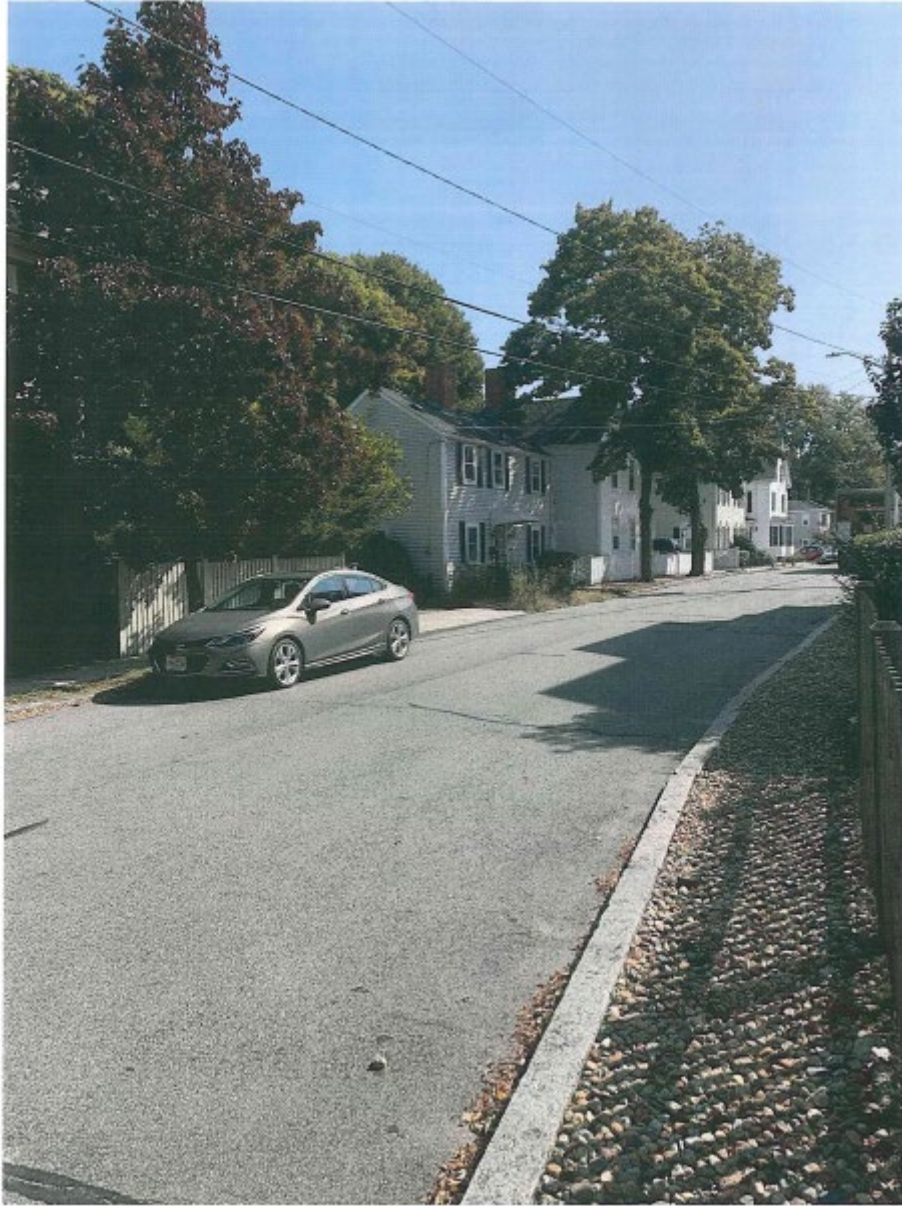
2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
Scale: 1/4" = 1'-0"

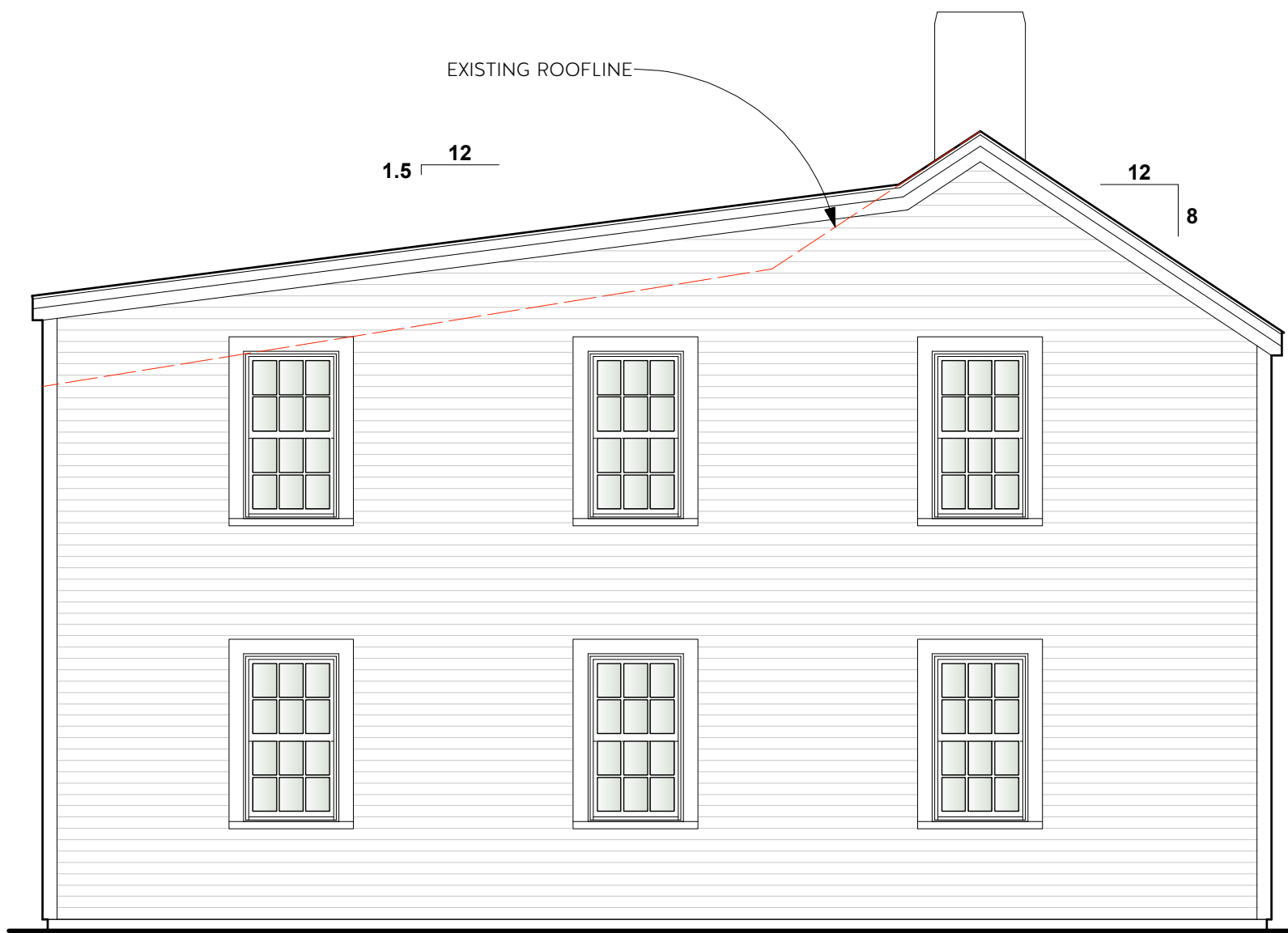


4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

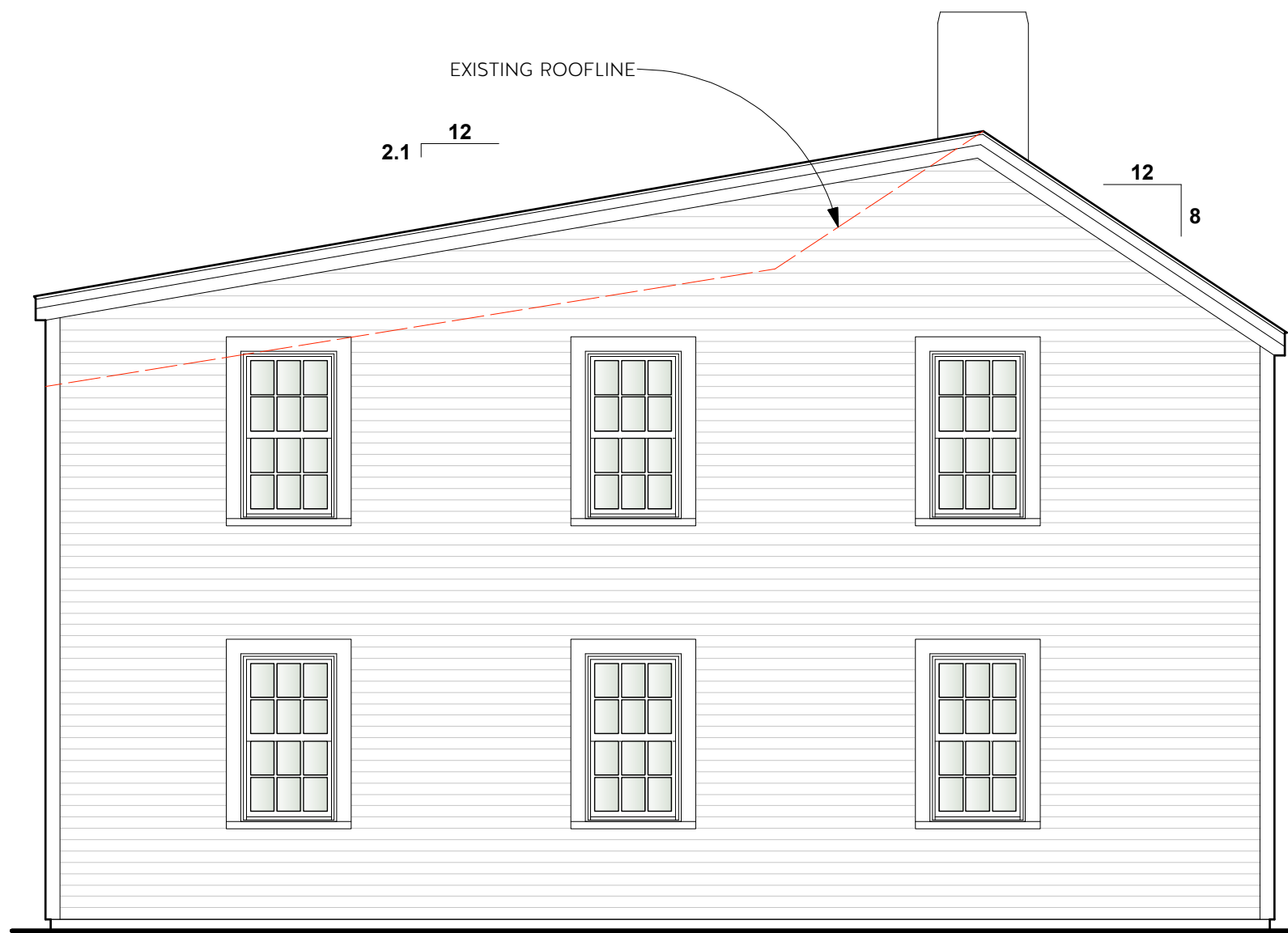




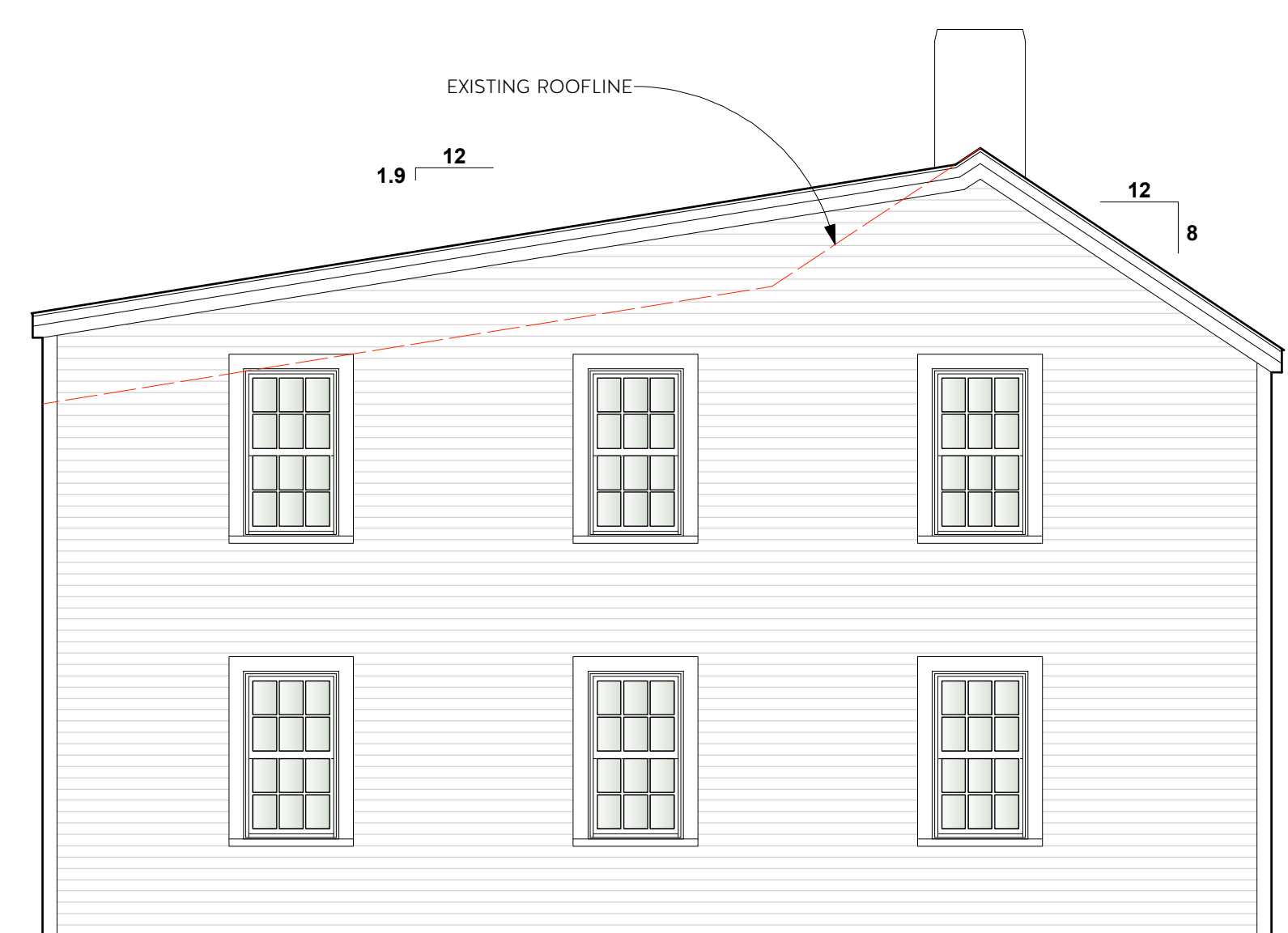
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TO:
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NEWBURYPORT, MA, 01950



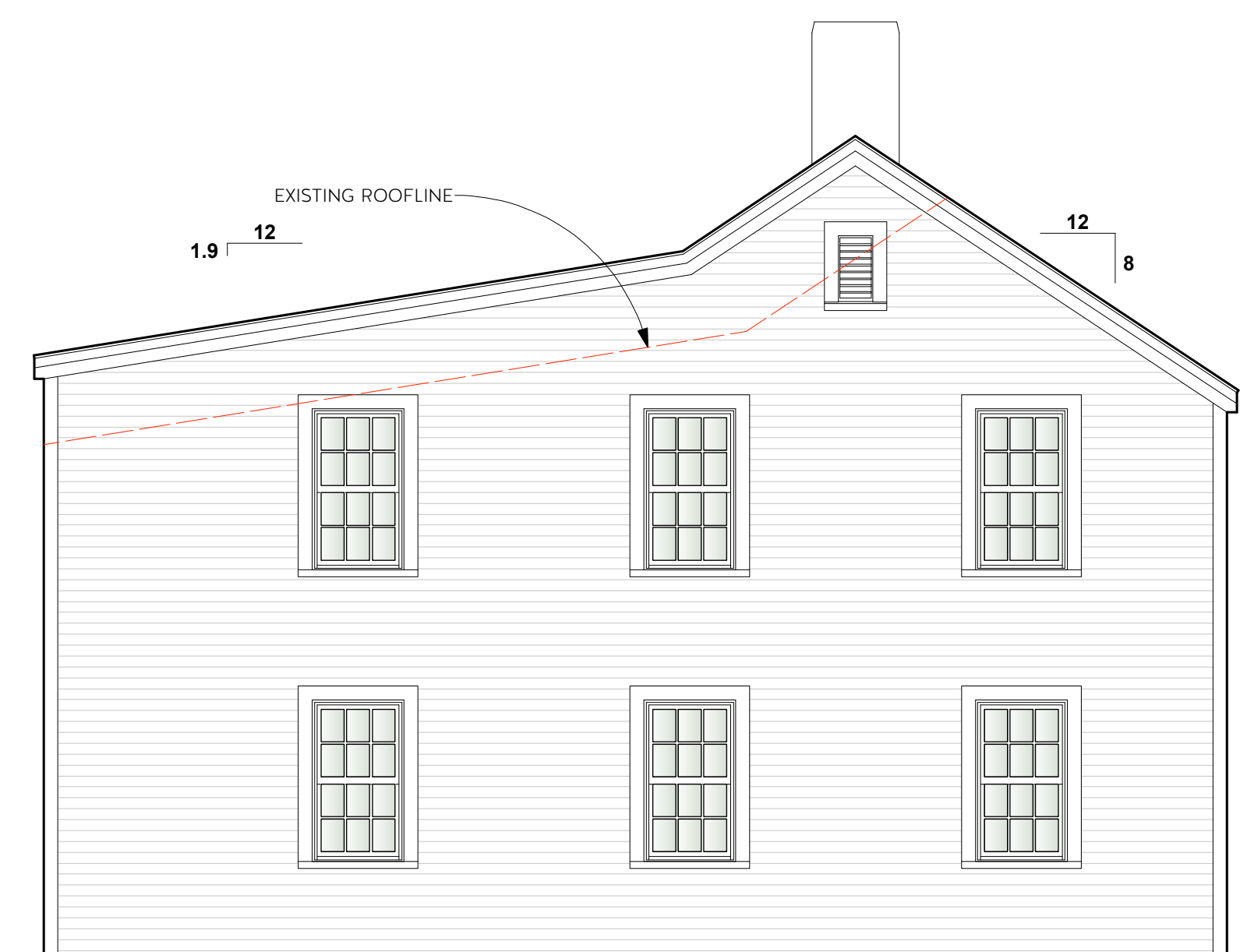
C LEFT SIDE ELEVATION: OPTION C
Scale: 1/4" = 1'-0"



B LEFT SIDE ELEVATION: OPTION B
Scale: 1/4" = 1'-0"



A LEFT SIDE ELEVATION: OPTION A
Scale: 1/4" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

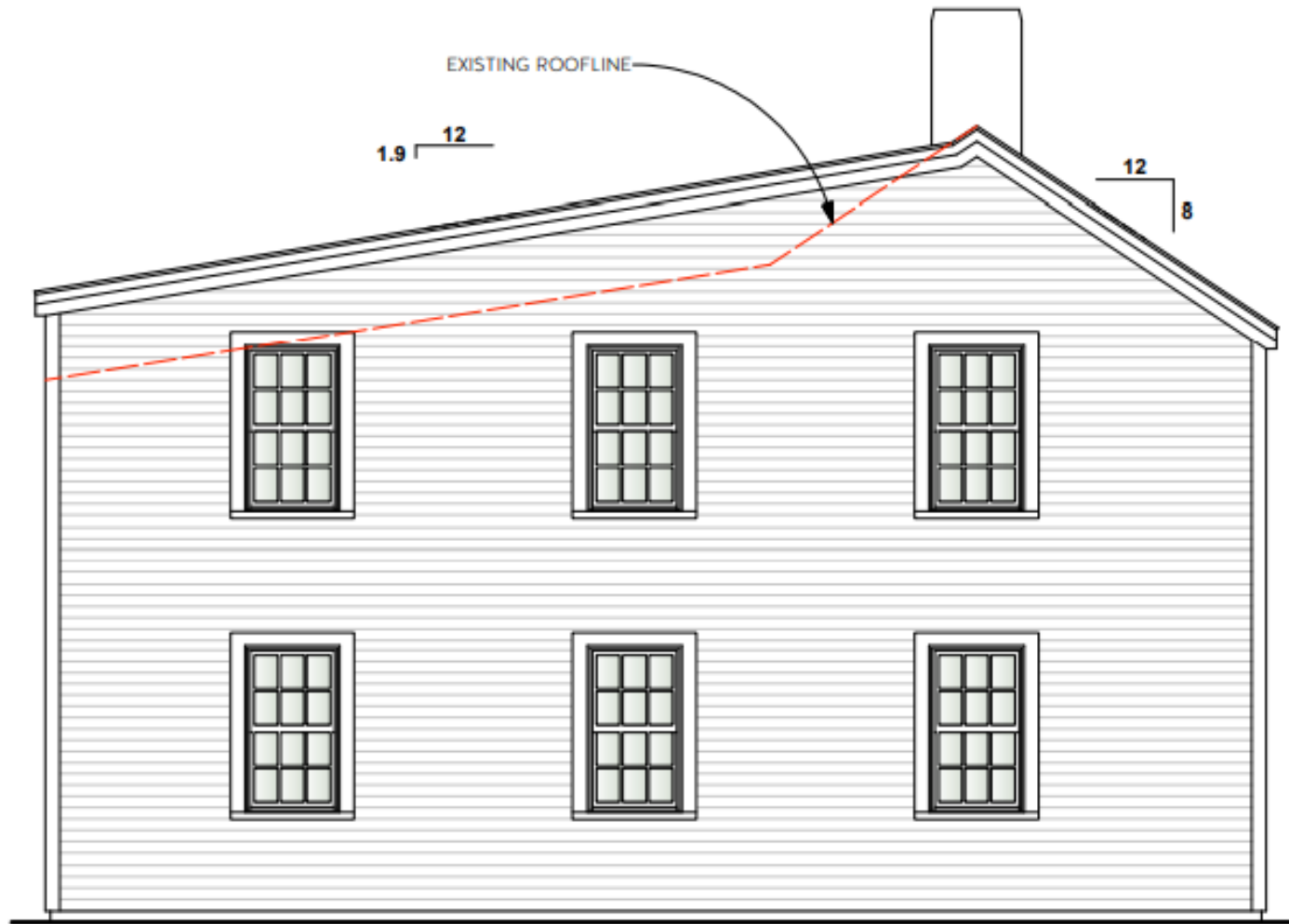
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Scale: AS NOTED

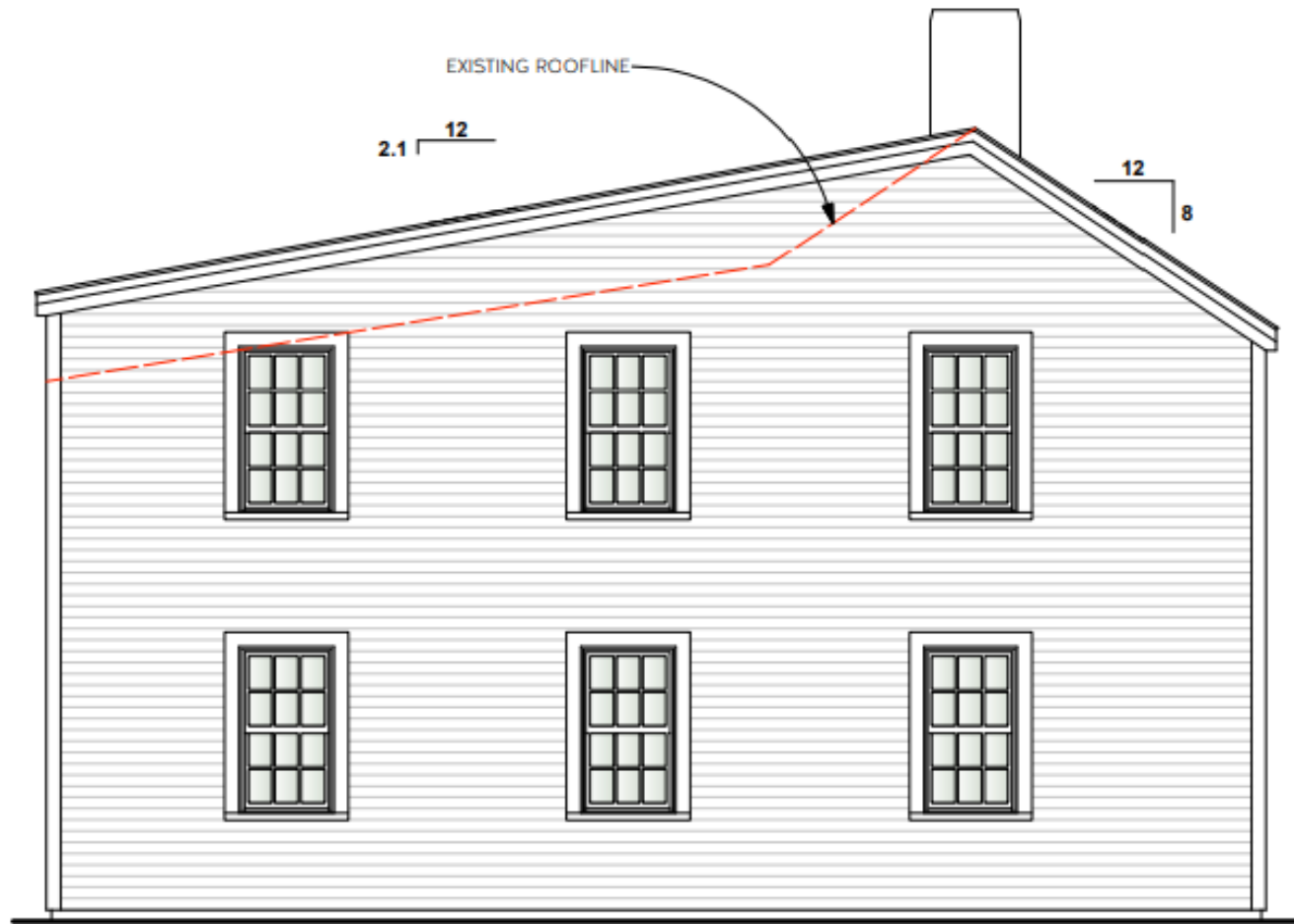
ELEVATION OPTIONS

A2.2

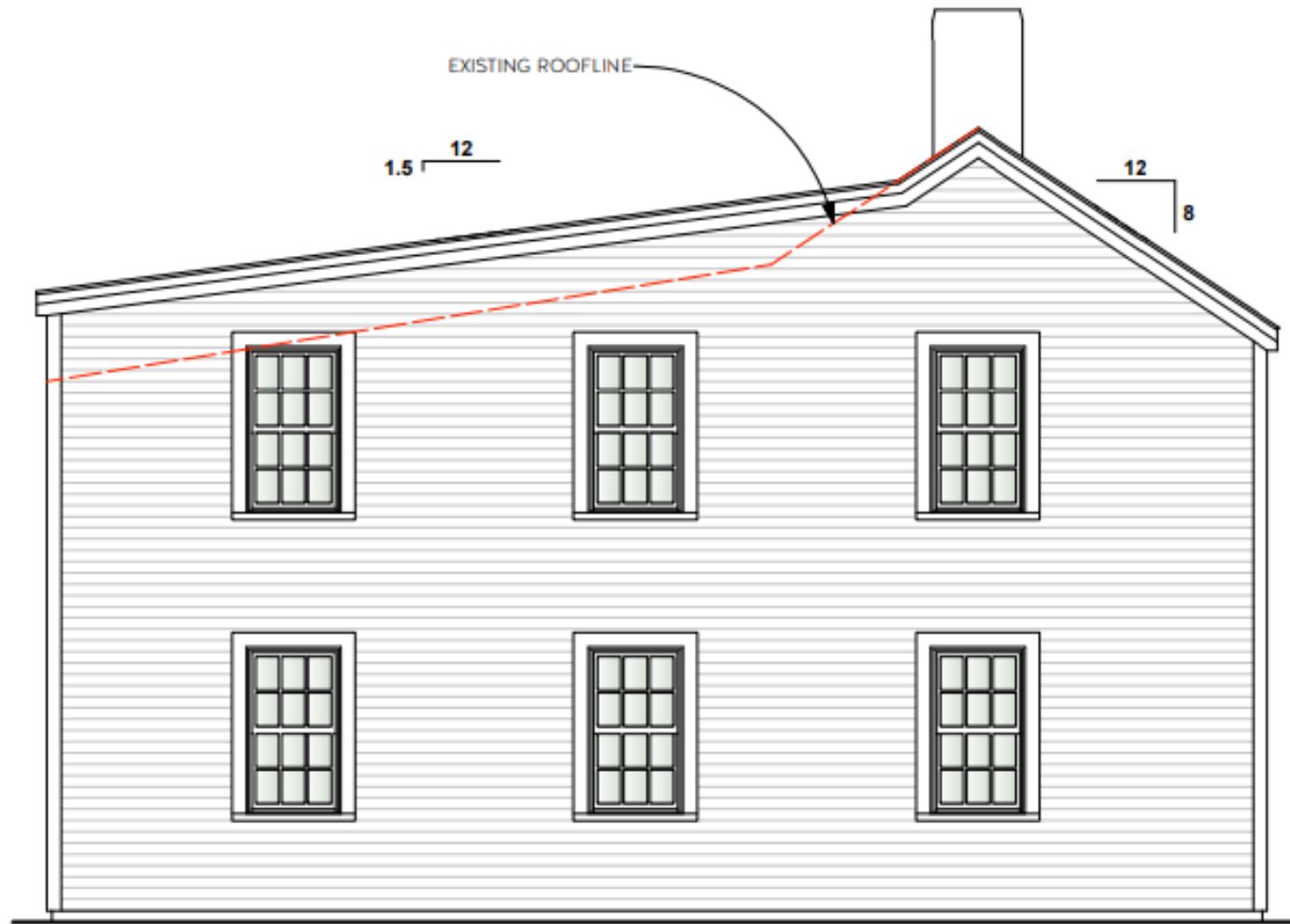


A

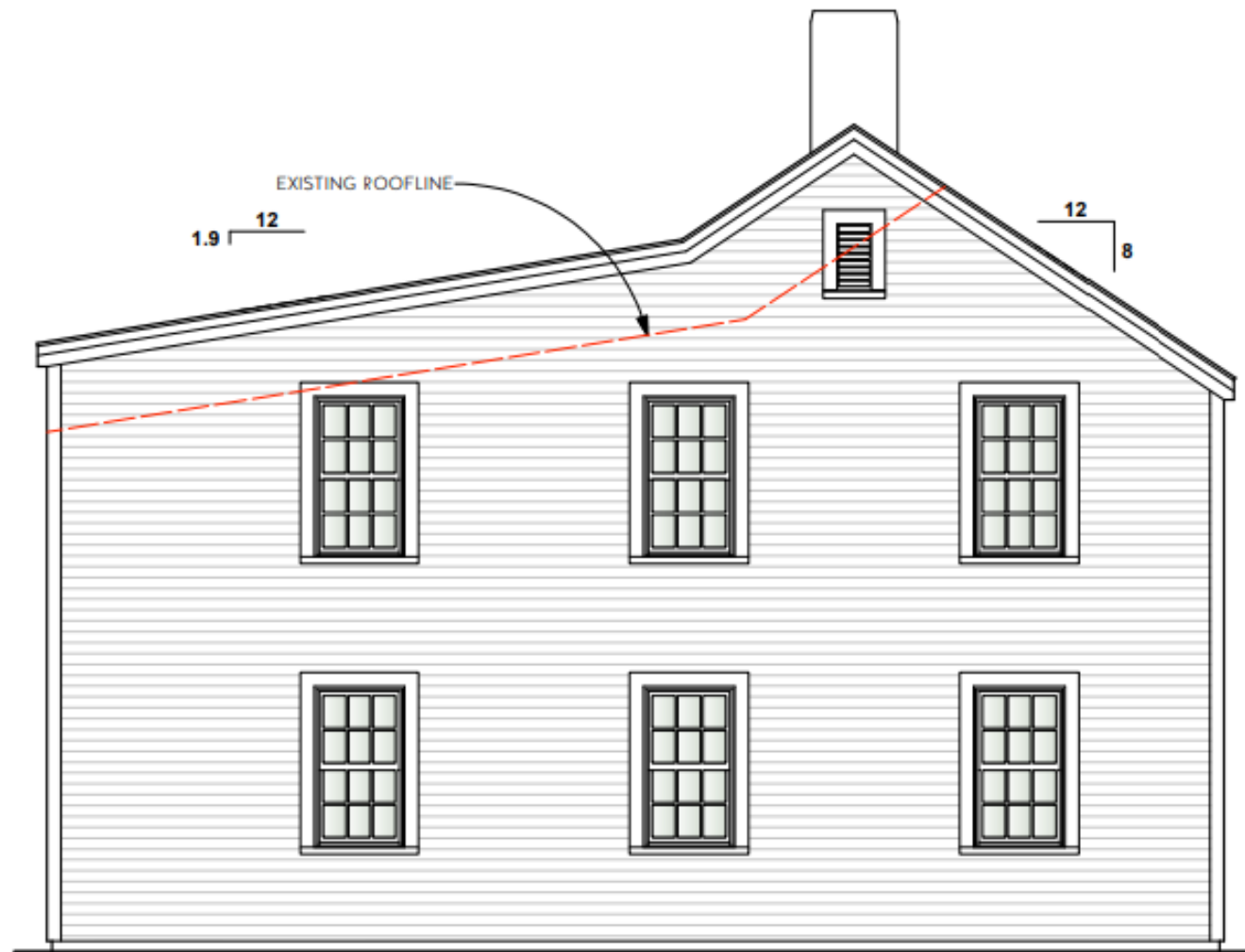
LEFT SIDE ELEVATION: OPTION A
Scale: 1/4" = 1'-0"



B LEFT SIDE ELEVATION: OPTION B
Scale: 1/4" = 1'-0"



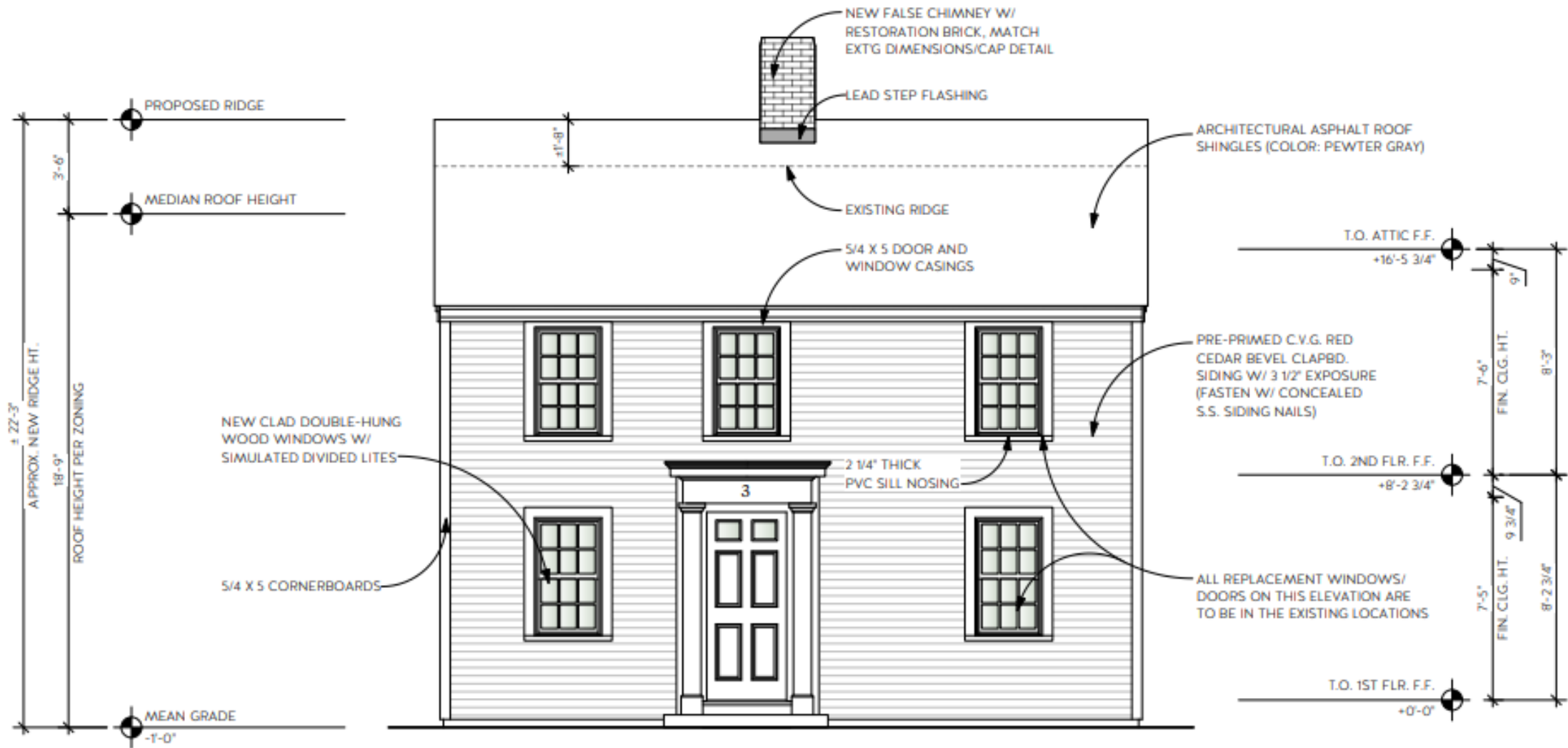
C LEFT SIDE ELEVATION: OPTION C
Scale: 1/4" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

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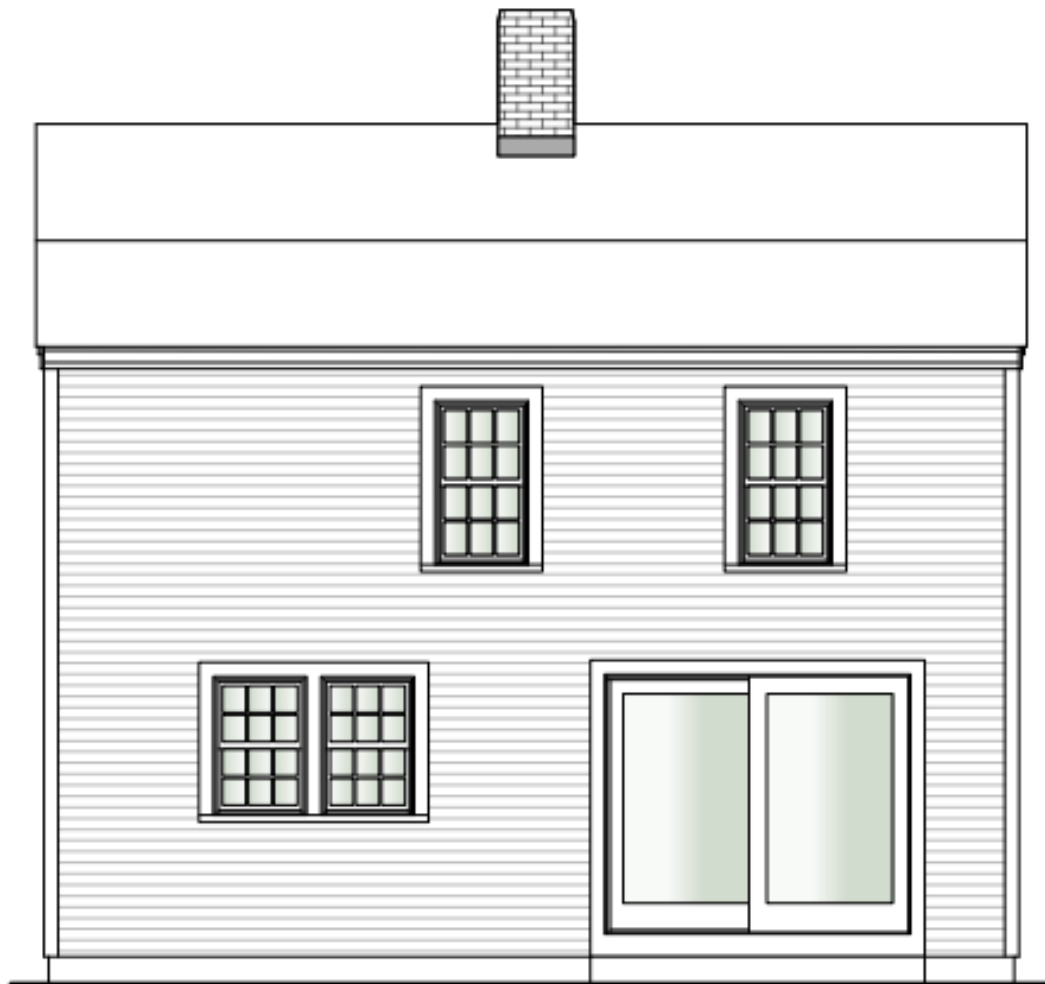


1 **PROPOSED FRONT ELEVATION**
 Scale: 1/4" = 1'-0"

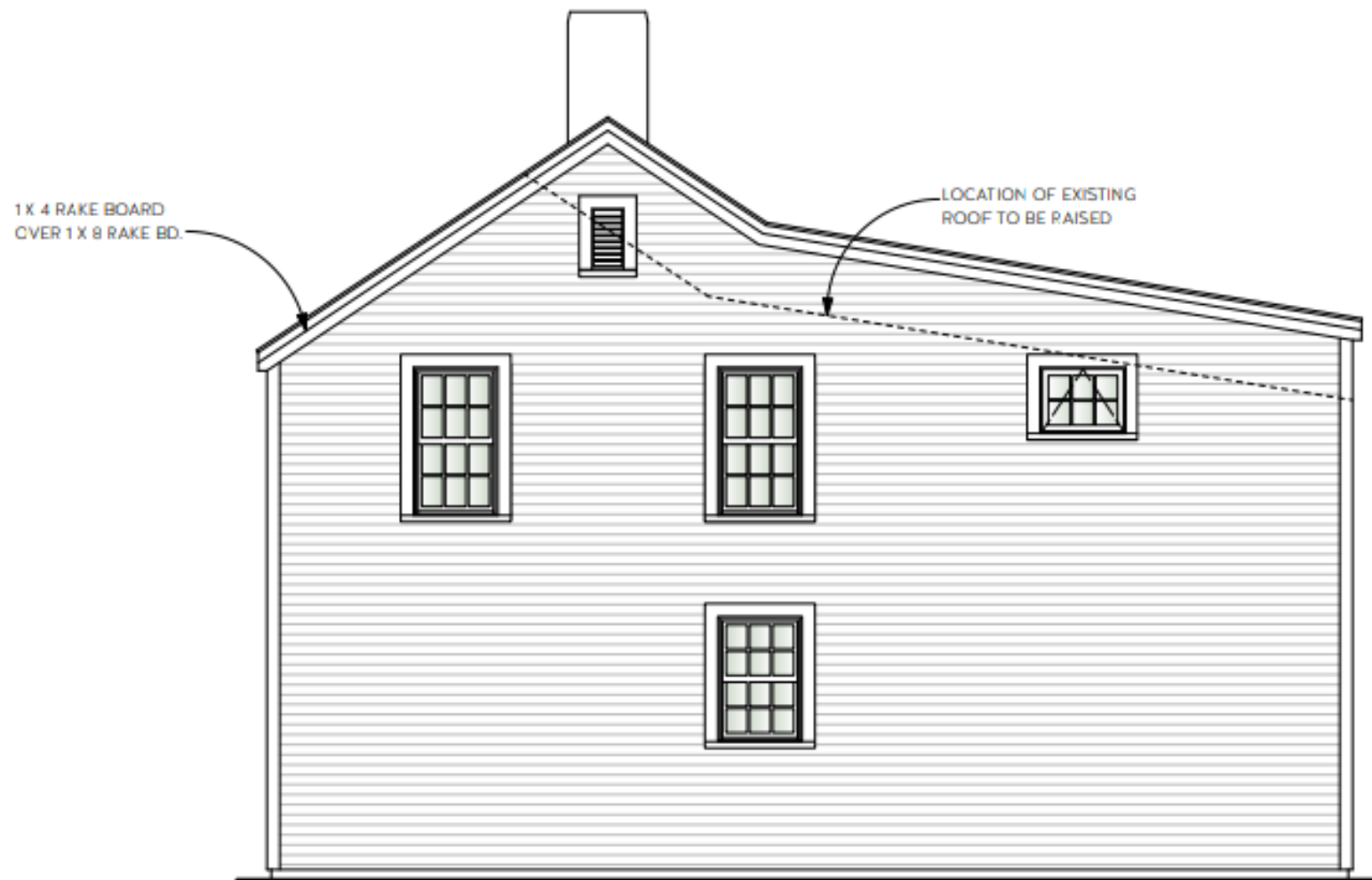


EXISTING ROOFLINE

2 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"



4

PROPOSED RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"