

**159 Water Street,
Newburyport**

Application for
NHC Demolition Permit

October 22nd, 2020



Mead, Talerman & Costa, LLC
Attorneys at Law

Requested Findings

- Structure is historically significant.
- Structure be preferably preserved.
- Approve the proposed renovations, releasing it from demolition delay.

- **Project Summary**
- **Historical Records**
- **Existing Conditions, Narrative**
- **Existing Conditions**
- **Proposed Project, Narrative**
- **Proposed Project, Plans**

**159 Water Street,
Newburyport
Project Summary**

- Renovation, ordinance compliance (§ XIII E-3).
- Removing and replacing upper section of rear addition, creating full-head height for bathroom on second floor.
- Differentiate between original historic structure, later added additions.

**159 Water Street,
Newburyport**
Historical Records

Historical Records

- Listed as “Contributory” on District Data Sheets
- Built pre-1800
- Timber frame house; “astylistic Victorian”
- No Form B

2398 159 E	23-12	ca 1800	storefront added	
		pre 1800; mid 19th c	timber frame half house; astylistic Victorian	C

**159 Water Street,
Newburyport**
Historical Records

Historical Records

- Title search back to 1838;
- Once owned by Moses Brown, second wealthiest person in Newburyport in early 1800s, who imported sugar and molasses, and owned a rum distillery;
- Property was a store at one time, operated by Ebenezer Plummer, who purchased the property in 1838;
- Property use changed to a home in or around 1929;
- Used to be surrounded by wharves (later filled).





**159 Water Street,
Newburyport**
Existing Conditions

Existing Conditions

- Adjacent to Joppa Historic District,
- 1,620 sf living area
- 2 story home
- WMD, DCOD, AE Zone
- Mechanical equipment on lower level
- Adjacent to Joppa Historic District



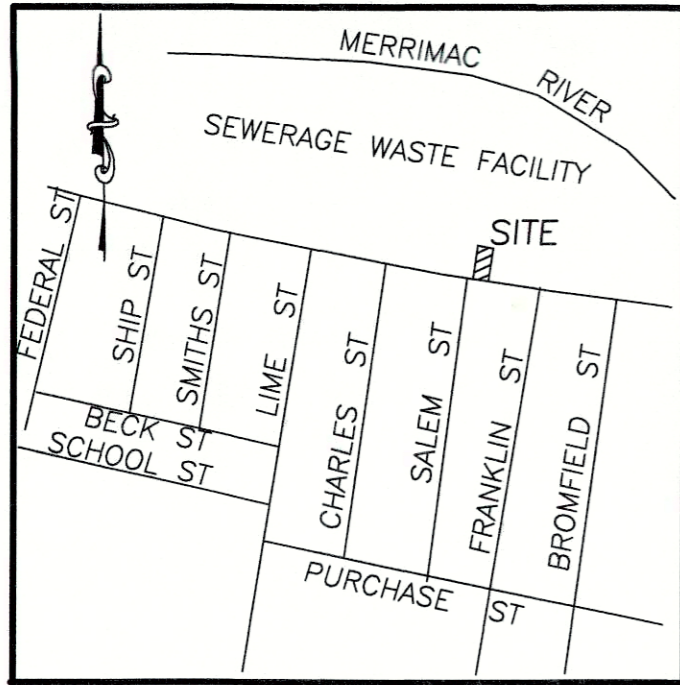












LOCUS MAP
N.T.S.

ZONING TABLE

159 WATER STREET - ASSESSORS MAP 23 LOT 12 ZONING DISTRICT - WMD - DCOD			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 S.F.	2,963 S.F.	2,963 S.F.
LOT FRONTAGE:	90 FT.	31.93 FT.	31.93 FT.
FRONT SETBACK:	25 FT.	0.2 FT. & 0.3 FT.	0.2 FT. & 0.3 FT.
SIDE SETBACK:	10 FT.	4.3 FT.	4.3 FT.
REAR SETBACK:	25 FT.	40.3 FT.	40.3 FT.
LOT COVERAGE:	25%	33.5%	33.5%
OPEN SPACE:	40%	64.9%	64.9%
BLDG HEIGHT:	25 FT.	20 FT.	20 FT.

NOTE: SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION ON THE PROPOSED IMPROVEMENTS.

BASIS OF BEARINGS

PLAN 291 PLAN 29

OWNER OF RECORD

BRETTONWOOD DEVELOPMENT, INC.
BK. 38205 PG. 397

PLAN REFERENCES

PLAN 291 PLAN 29

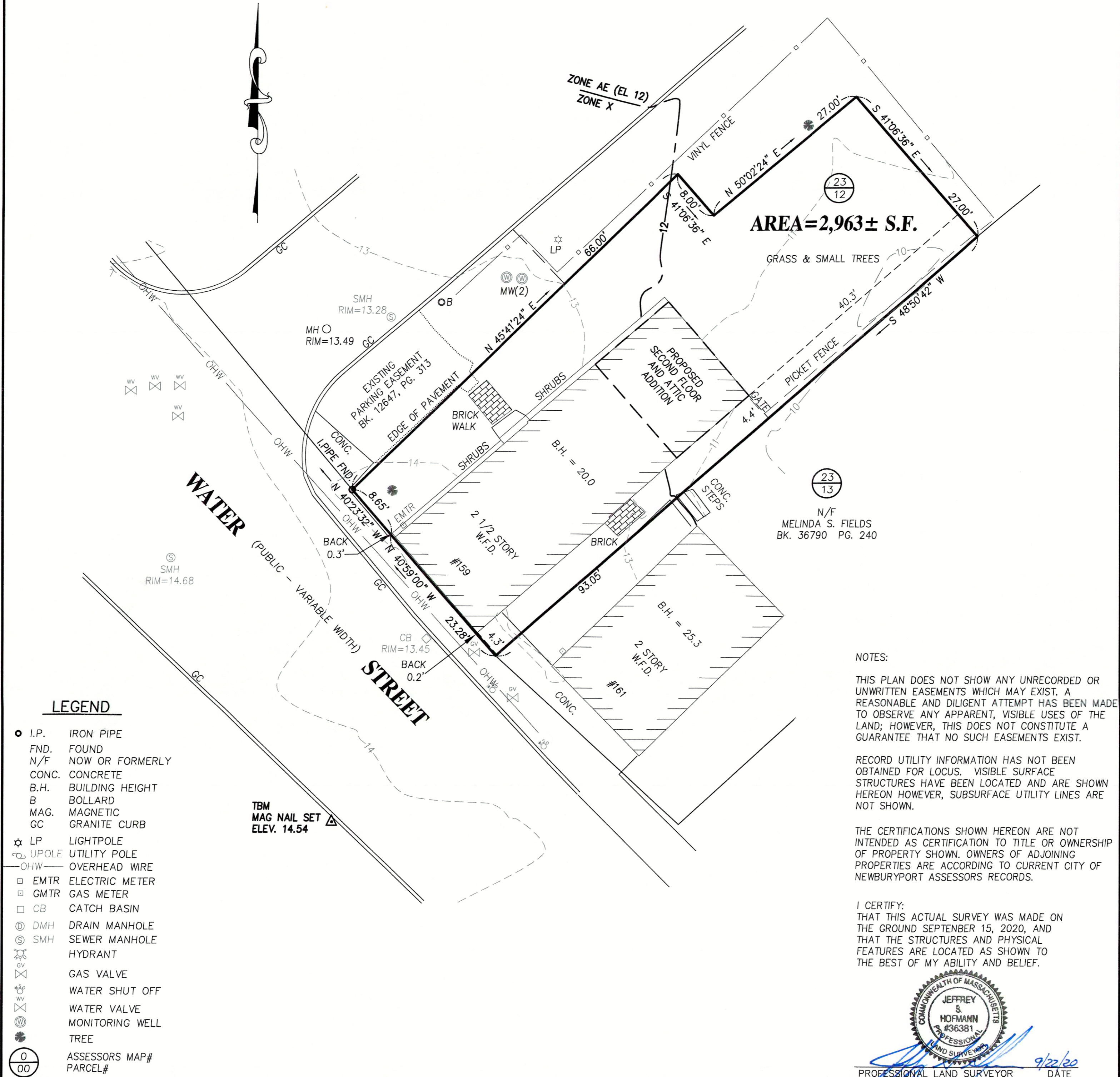
FLOOD NOTE

PORTION OF PROPERTY LIES IN ZONE AE (EL. 12) AS SHOWN ON COMMUNITY PANEL #25009C0136G, EFFECTIVE DATE JULY 16, 2014.

DATUM BASE

N.A.V.D. 1988

23
11
N/F
CITY OF NEWBURYPORT
BK. 6364 PG. 536



AREA=2,963± S.F.

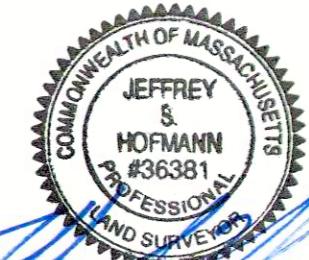
NOTES:

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

RECORD UTILITY INFORMATION HAS NOT BEEN OBTAINED FOR LOCUS. VISIBLE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT CITY OF NEWBURYPORT ASSESSORS RECORDS.

I CERTIFY: THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND SEPTEMBER 15, 2020, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

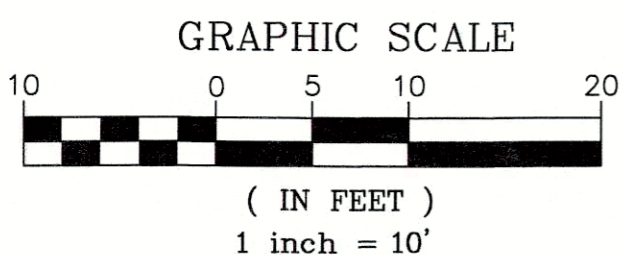


PROFESSIONAL LAND SURVEYOR DATE 9/22/20

LEGEND

- I.P. IRON PIPE
- FND. FOUND
- N/F NOW OR FORMERLY
- CONC. CONCRETE
- B.H. BUILDING HEIGHT
- B BOLLARD
- MAG. MAGNETIC
- GC GRANITE CURB
- ☆ LP LIGHTPOLE
- UPOLE UTILITY POLE
- OHW OVERHEAD WIRE
- EMTR ELECTRIC METER
- GMTR GAS METER
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- HYDRANT
- GAS VALVE
- WATER SHUT OFF
- WATER VALVE
- MONITORING WELL
- TREE
- ASSESSORS MAP#
- PARCEL#

TBM
MAG NAIL SET
ELEV. 14.54



PREPARED FOR
ARISTON CUSTOM HOMES, INC.
6 PENNY STREET
LOWELL, MA 01854

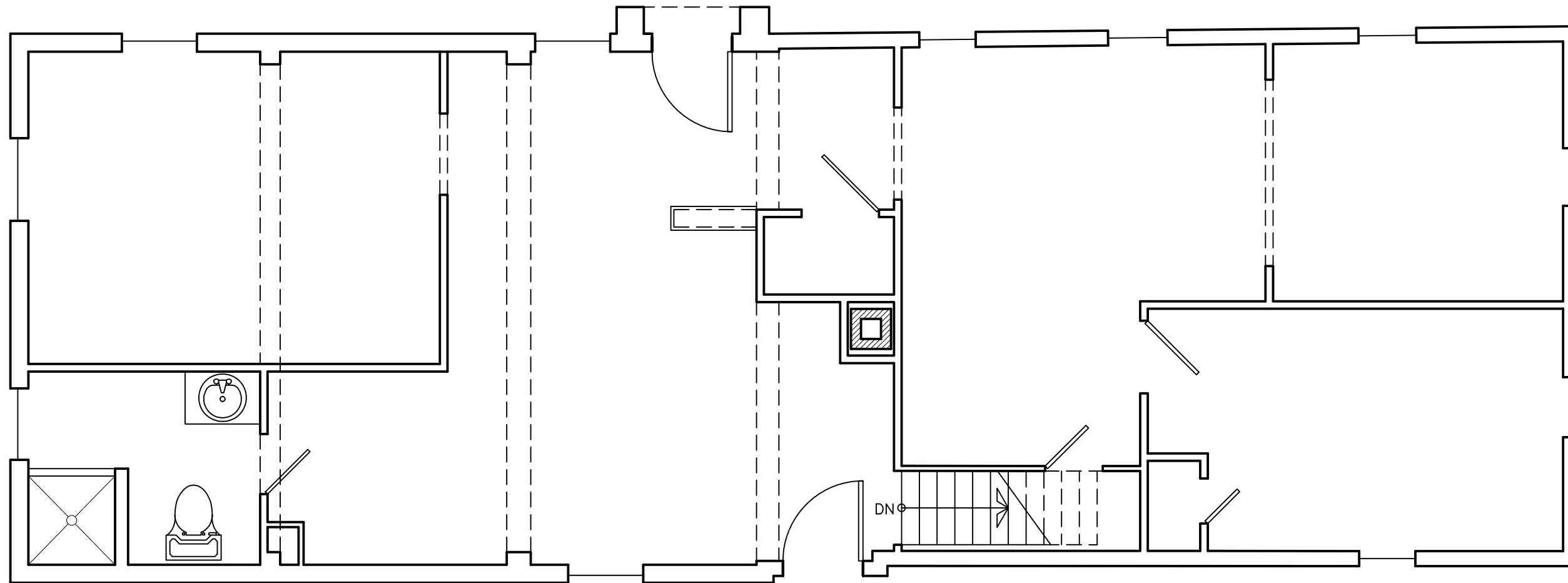
PLAN OF LAND
IN
NEWBURYPORT, MA
SHOWING
EXISTING CONDITIONS
AND PROPOSED IMPROVEMENTS
AT
159 WATER STREET



MILLENNIUM ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=10'	CALC. BY: S.F.R.	PROJECT: M203789
DATE: SEPT. 22, 2020	CHKD. BY: J.S.H.	SHEET: 1 OF 1



EXISTING FIRST FLOOR PLAN

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

JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

159 WATER STREET

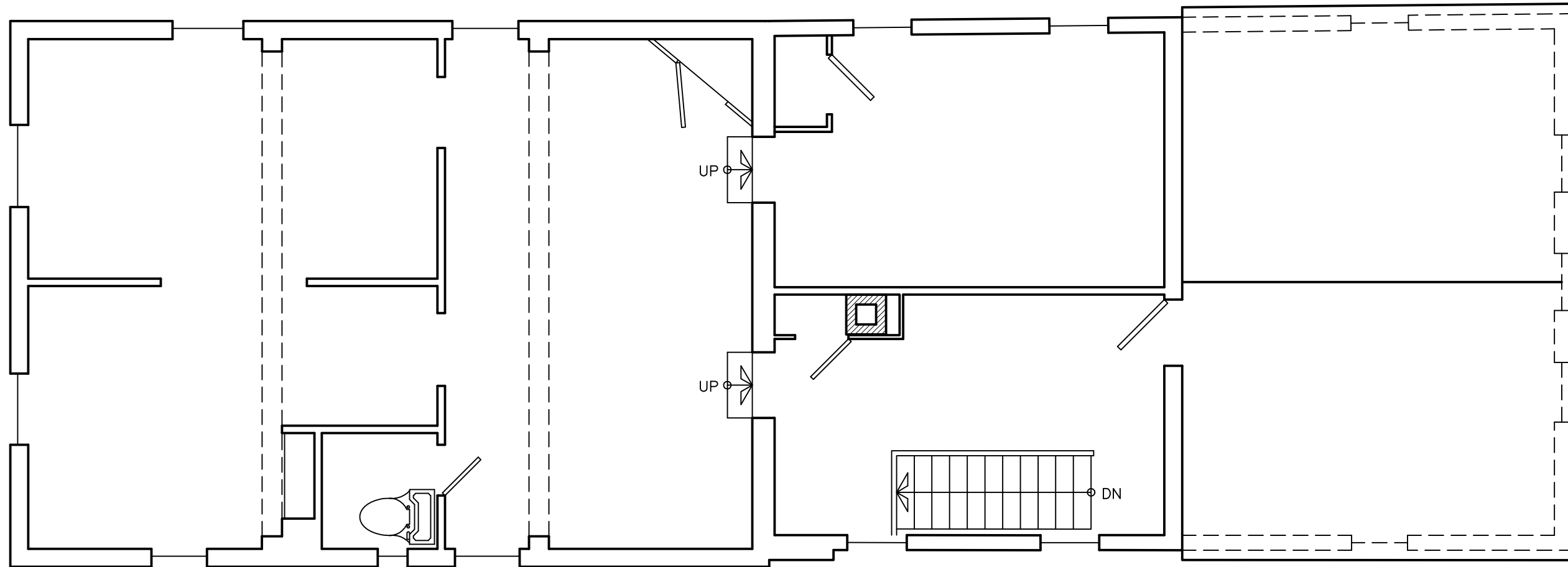
NEWBURYPORT, MA

ISSUE DATE: 9/9/2020

JOB NUMBER: V20-10

DRAWN BY: JM

EX-1



EXISTING SECOND FLOOR PLAN

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

JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

159 WATER STREET

NEWBURYPORT, MA

ISSUE DATE: 9/9/2020

JOB NUMBER: V20-10

DRAWN BY: JM

EX-2



EXISTING FRONT ELEVATION

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



EXISTING REAR ELEVATION

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

JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

159 WATER STREET

NEWBURYPORT, MA

ISSUE DATE: 9/9/2020

JOB NUMBER: V20-10

DRAWN BY: JM

EX-3



JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

EXISTING RIGHT SIDE ELEVATION

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

159 WATER STREET

NEWBURYPORT, MA

ISSUE DATE: 9/9/2020

JOB NUMBER: V20-10

DRAWN BY: JM

EX-4



JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

EXISTING LEFT SIDE ELEVATION

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

159 WATER STREET

NEWBURYPORT, MA

ISSUE DATE: 9/9/2020

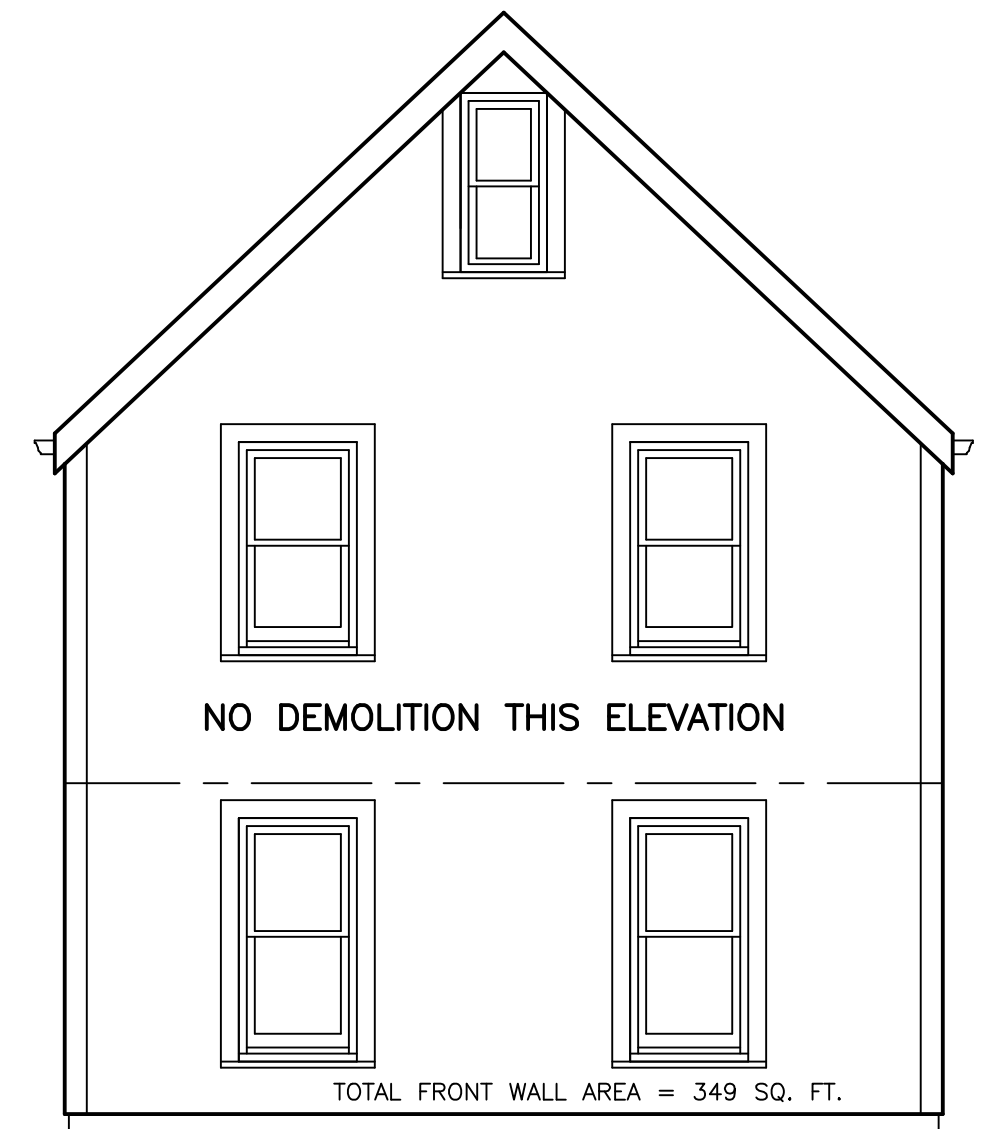
JOB NUMBER: V20-10

DRAWN BY: JM

EX-5

**159 Water Street,
Newburyport
Project Summary**

- Renovation, ordinance compliance (§ XIII E-3).
- Removing and replacing upper section of rear addition, creating full-head height for bathroom on second floor.
- Differentiate between original historic structure, later added additions.



EXISTING FRONT ELEVATION

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

EXTERIOR WALL AREA

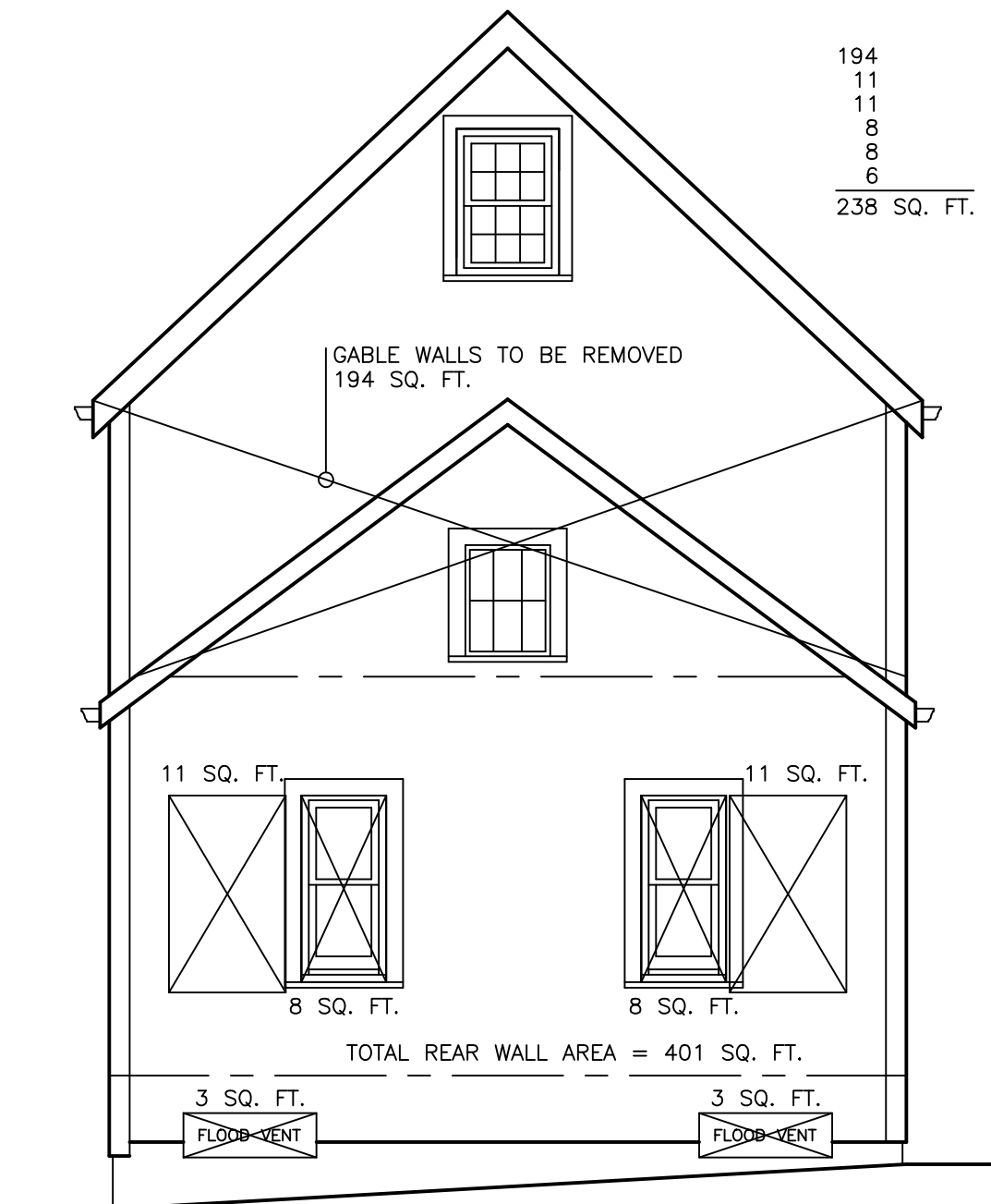
RIGHT SIDE ELEVATION	757 SQ. FT.
LEFT SIDE ELEVATION	746 SQ. FT.
FRONT ELEVATION	349 SQ. FT.
REAR ELEVATION	401 SQ. FT.
	<u>2,253 SQ. FT. TOTAL WALL AREA</u>

WALL DEMOLITION AREA

RIGHT SIDE ELEVATION	90 SQ. FT.
LEFT SIDE ELEVATION	85 SQ. FT.
FRONT ELEVATION	0 SQ. FT.
REAR ELEVATION	238 SQ. FT.
	<u>413 SQ. FT. TOTAL DEMOLITION AREA</u>

PERCENT OF EXTERIOR WALLS TO BE DEMOLISHED = 18.3% (25% ALLOWED)

413/2,253 = 18.3%



EXISTING REAR ELEVATION

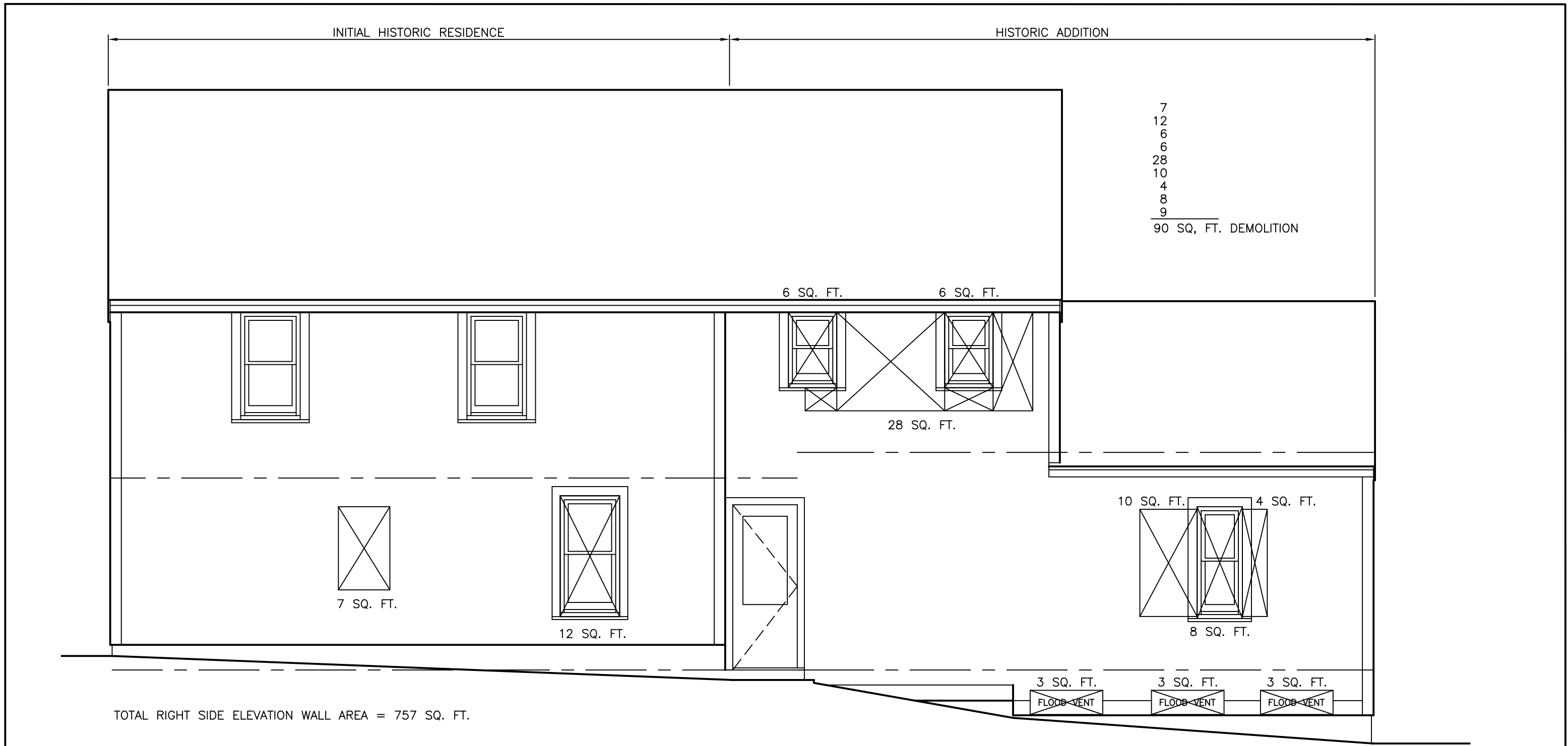
SCALE: 1/4" = 1'-0"

(238 SQ. FT. DEMOLITION)

194
11
11
8
8
6
238 SQ. FT. DEMOLITION

JOHN MINTON RA
101 NORTHERN BLVD.
NEWBURY, MA 01950
978-317-0859

159 WATER STREET NEWBURYPORT, MA	
ISSUE DATE: 9/27/2020	D-1
JOB NUMBER: V20-10	
DRAWN BY: JM	



JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

EXISTING RIGHT SIDE ELEVATION

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

(90 SQ. FT. DEMOLITION)

159 WATER STREET

NEWBURYPORT, MA

ISSUE DATE: 9/27/2020

JOB NUMBER: V20-10

DRAWN BY: JM

D-2



JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

EXISTING LEFT SIDE ELEVATION

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

(85 SQ. FT. DEMOLITION)

159 WATER STREET

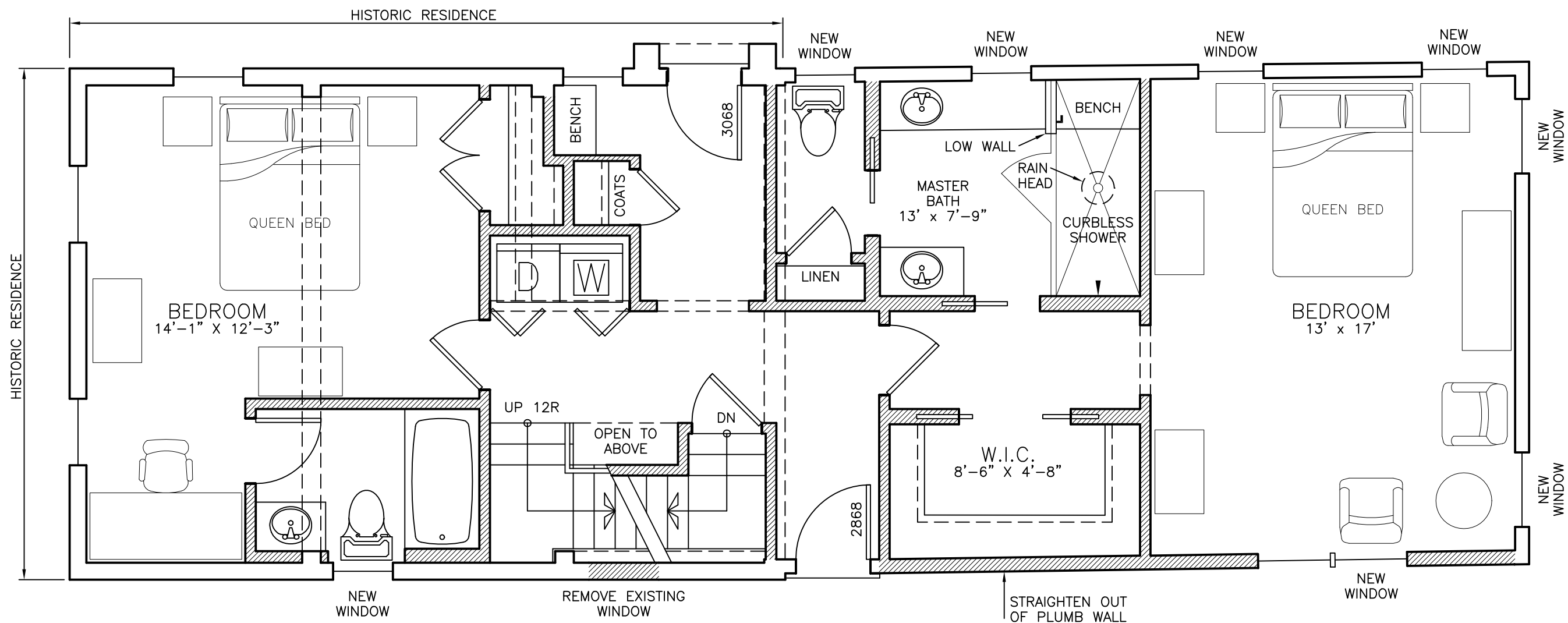
NEWBURYPORT, MA

ISSUE DATE: 9/27/2020

JOB NUMBER: V20-10

DRAWN BY: JM

D-3



PROPOSED FIRST FLOOR PLAN

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

JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

BUILDING AREA

2ND FLOOR	847
1ST FLOOR	951
	1,798 SQ. FT.

159 WATER STREET

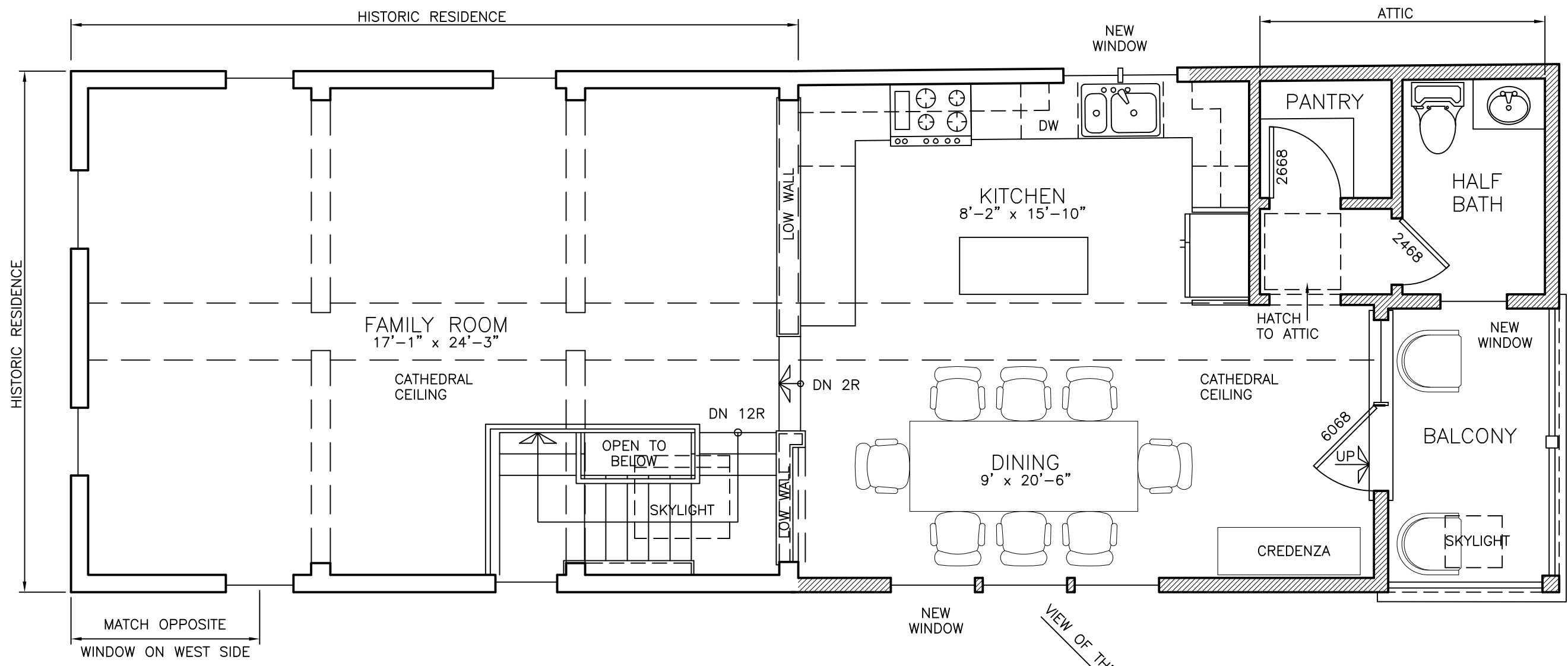
NEWBURYPORT, MA

ISSUE DATE: 9/9/2020

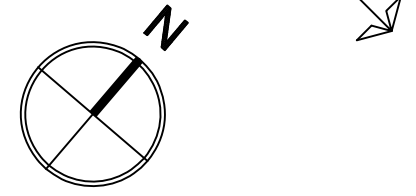
JOB NUMBER: V20-10

DRAWN BY: JM

A-1



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



JOHN MINTON RA
 101 NORTHERN BLVD.
 NEWBURY, MA 01950
 978-317-0859

159 WATER STREET
 NEWBURYPORT, MA

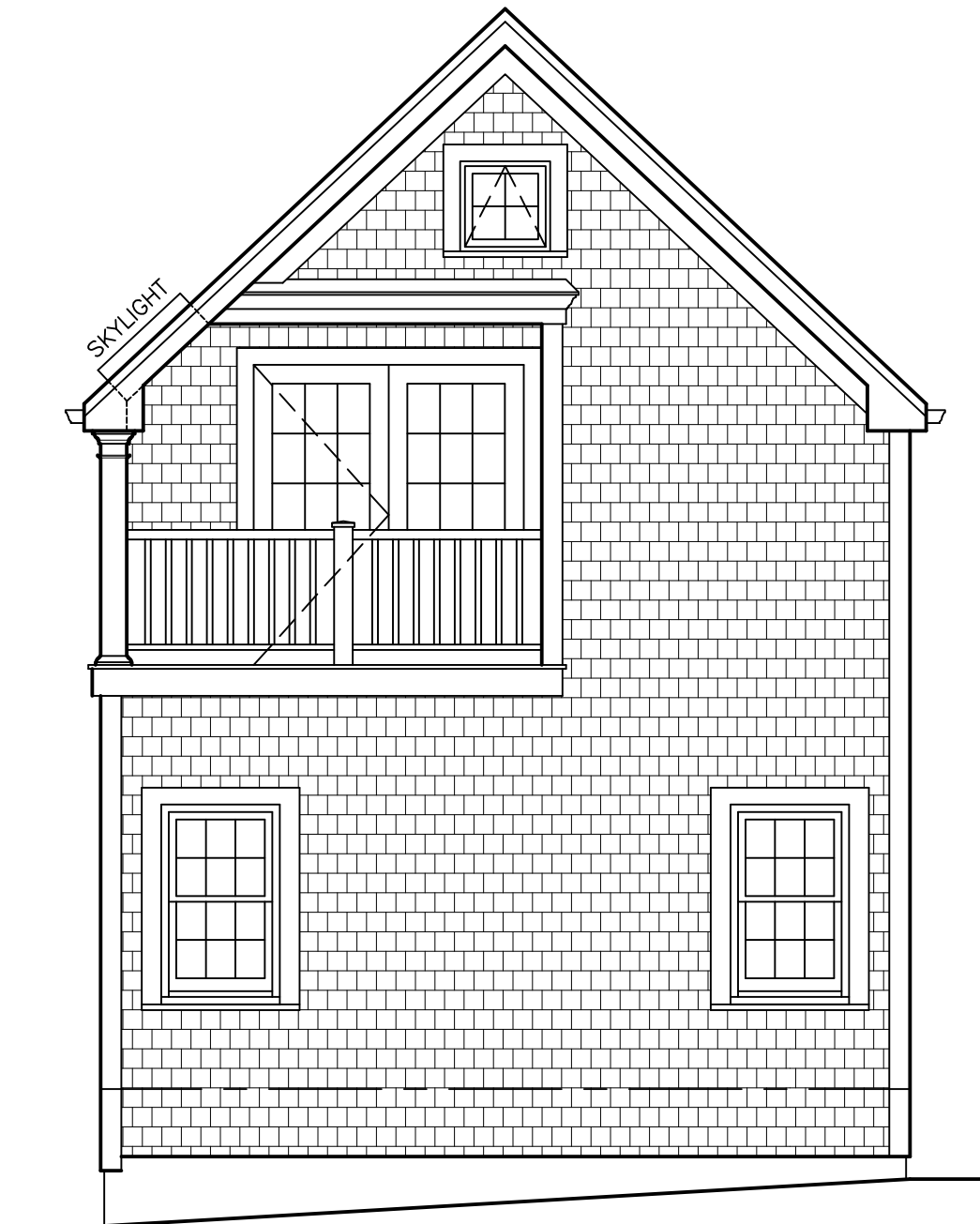
ISSUE DATE: 9/9/2020
 JOB NUMBER: V20-10
 DRAWN BY: JM

A-2



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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

JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

159 WATER STREET

NEWBURYPORT, MA

ISSUE DATE: 9/9/2020

JOB NUMBER: V20-10

DRAWN BY: JM

A-3



JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

PROPOSED RIGHT SIDE ELEVATION

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

159 WATER STREET

NEWBURYPORT, MA

ISSUE DATE: 9/9/2020

JOB NUMBER: V20-10

DRAWN BY: JM

A-4



JOHN MINTON RA

101 NORTHERN BLVD.
NEWBURY, MA 01950

978-317-0859

PROPOSED LEFT SIDE ELEVATION

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

159 WATER STREET

NEWBURYPORT, MA

ISSUE DATE: 9/9/2020

JOB NUMBER: V20-10

DRAWN BY: JM

A-5