

**490 Merrimac Street,  
Newburyport**

*Application for*  
**Finding of Historical  
Non-Significance  
*And*  
Demolition Permit**

**November 12<sup>th</sup>, 2020**



Mead, Talerman & Costa, LLC  
Attorneys at Law

# Part 1: Finding of Historical Non-Significance

## 490 Merrimac Street, Newburyport Existing Conditions

### Existing Conditions

- Originally built ~1890
- Balloon Frame
- Addition and porch added later
- 994 sf living area, with 84 sf porch
- Partially demolished historic features (foundation, chimney)
- Weather damage

**490 Merrimac  
Street, Newburyport**  
**Historical Records**

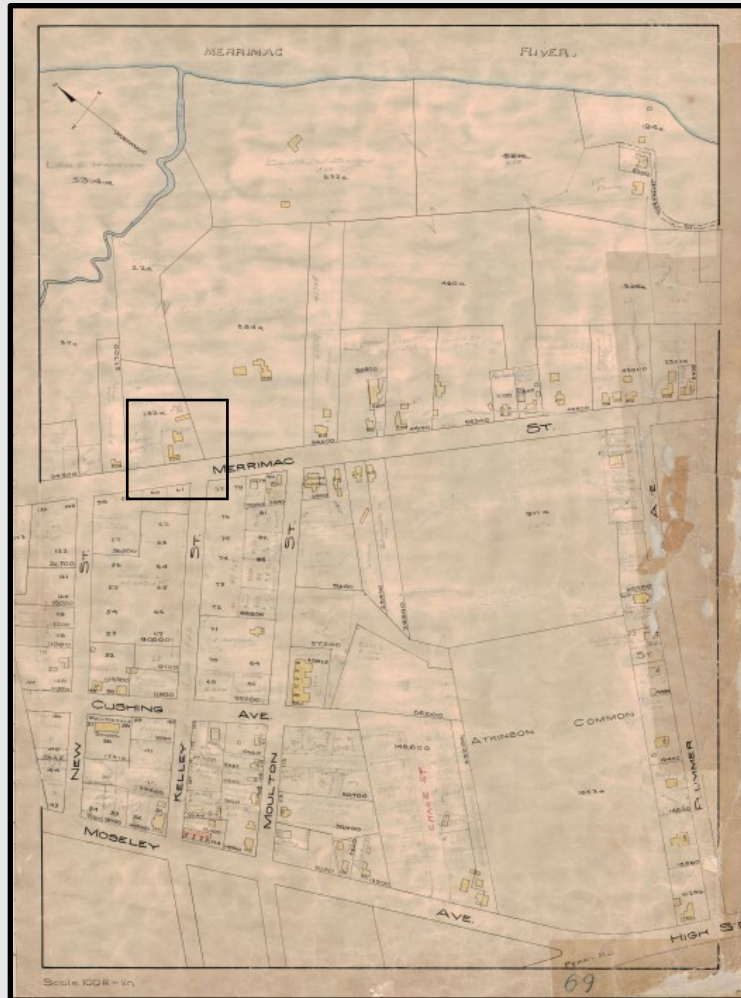
**Historical Records**

- No “Form B”
- Not listed as “Contributory” on District Data Sheets
- Shown on City of Newburyport 1924 Assessor’s Map – Map 69

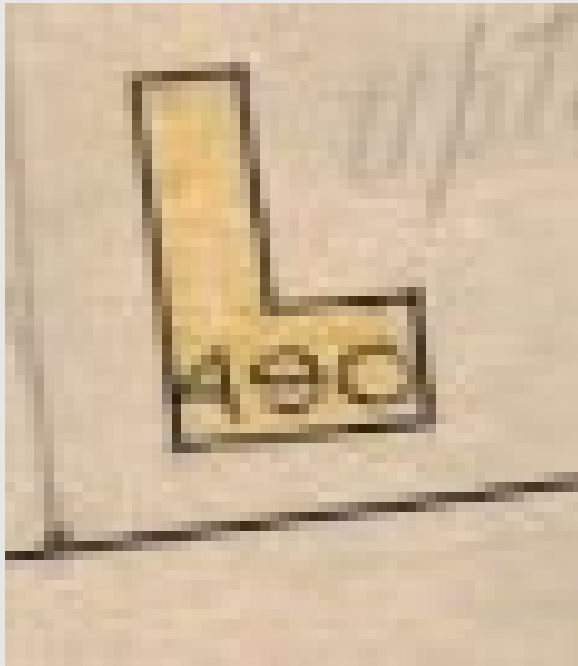
## **Area not included in following maps:**

- Geo. H. Walker & Co., Newburyport City, MA Atlas 1891
- Sanborn Fire Insurance Map from Newburyport, 1894
- Geo. H. Walker & Co., Newburyport, MA Atlas 1900
- Sanborn Fire Insurance Map from Newburyport, January 1900
- Geo. H. Walker & Co., Newburyport, MA Atlas 1904
- Sanborn Fire Insurance Map from Newburyport, September 1906
- Walker Lithograph & Publishing Co., MA Atlas 1909
- Sanborn Fire Insurance Map from Newburyport, October 1914

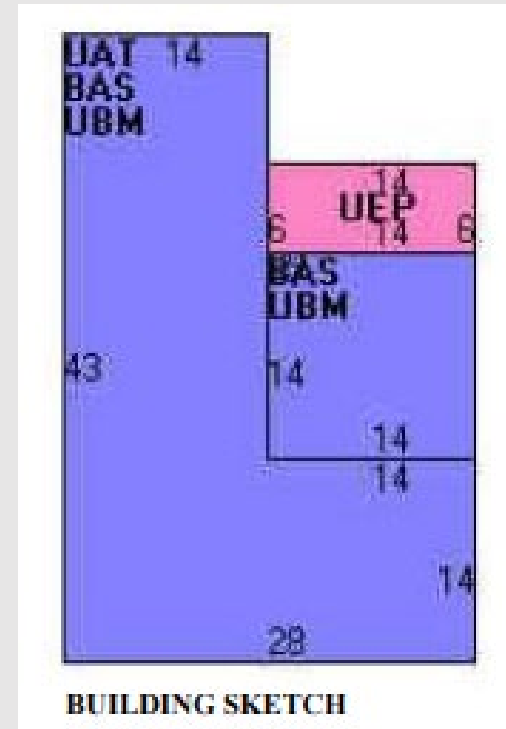
City of  
Newburyport  
1924 Assessor's  
Map – Map 69



# Structure Footprint



1924 Assessor's Map – Map 69



2020 Assessor's Card



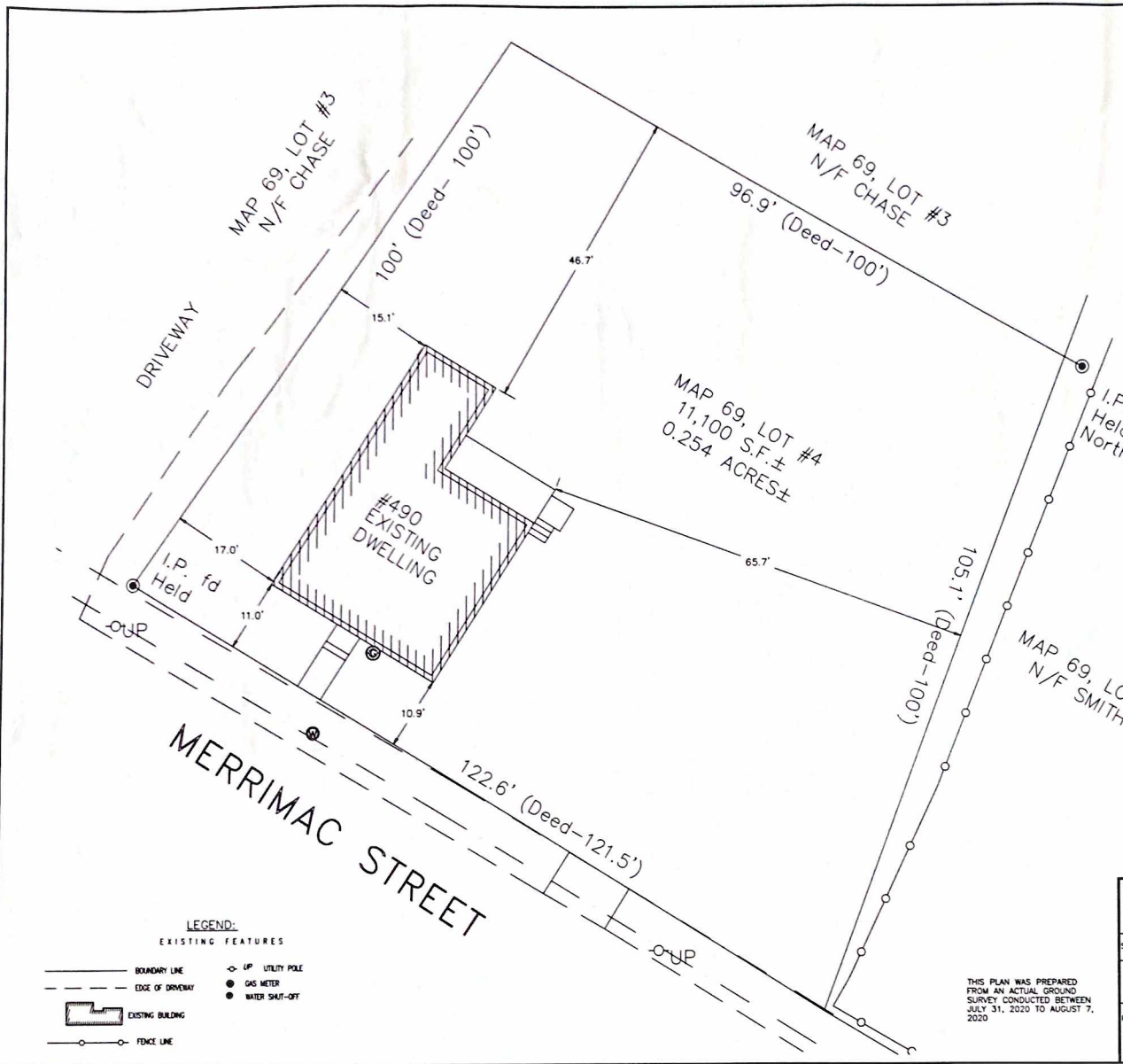
REFERENCE PLANS:

1. PLAN 493 OF 1951, AUGUST 1951
2. PLAN BOOK 240 PLAN 61, AUGUST 1988
3. PLAN BOOK 308, PLAN 72, JUNE 1996

OWNER OF RECORD:

MERRIMAC 490 REALTY TRUST  
 4245 BROWNSTONE DRIVE  
 BEALMONT, TEXAS  
 BOOK 38716, PAGE 303

ZONING DISTRICT R-1:



*Brian Knowles*  
 8-10-2020

MASSACHUSETTS PROFESSIONAL  
 LAND SURVEYOR #39689



- LEGEND:  
 EXISTING FEATURES
- BOUNDARY LINE
  - - - EDGE OF DRIVEWAY
  - EXISTING BUILDING
  - FENCE LINE
  - U.P. UTILITY POLE
  - GAS METER
  - WATER SHUT-OFF

<b>BUILDING LOCATION PLAN</b>		
490 MERRIMAC STREET NEWBURYPORT, MA		
SCALE: 1" = 10'	DATE: 8-8-2020	DRAWN BY: BSK
PREPARED FOR: MERRIMAC 490 REALTY TRUST 4245 BROWNSTONE DRIVE BEALMONT, TEXAS 77706		
Prepared by: <b>BRIAN KNOWLES</b> 110 FOREST ROAD SALISBURY, MA 01952 978-499-9501	DRAWING NUMBER 2020001-BLP	

THIS PLAN WAS PREPARED  
 FROM AN ACTUAL GROUND  
 SURVEY CONDUCTED BETWEEN  
 JULY 31, 2020 TO AUGUST 7,  
 2020



Image from Google Earth















**Photo 1 Deteriorated exterior clapboards**



**Photo 2 Deteriorated chimney bricks and aged roof shingles**



**Photo 3 Brick and mortar deterioration on the West side foundation**





**Photo 4 Fieldstone and brick wall deterioration on the North side foundation wall**



**Photo 5 Exterior stairs uncovered and allow water intrusion into basement**



**Photo 6 Moisture intrusion throughout the interior rooms**



**Photo 7 Antiquated timber framing with posts extending below grade and foundation walls demolished**



**Photo 8 Foundation walls partially demolished to allow additions**



**Photo 9 Balloon framed walls to support roof and chimney demolished and abandoned in the attic**



**Photo 10 Lack of attic headroom**



**Photo 11 Ventilation beneath the roof**





**Photo 12 Stairs to attic are steep and difficult to climb**

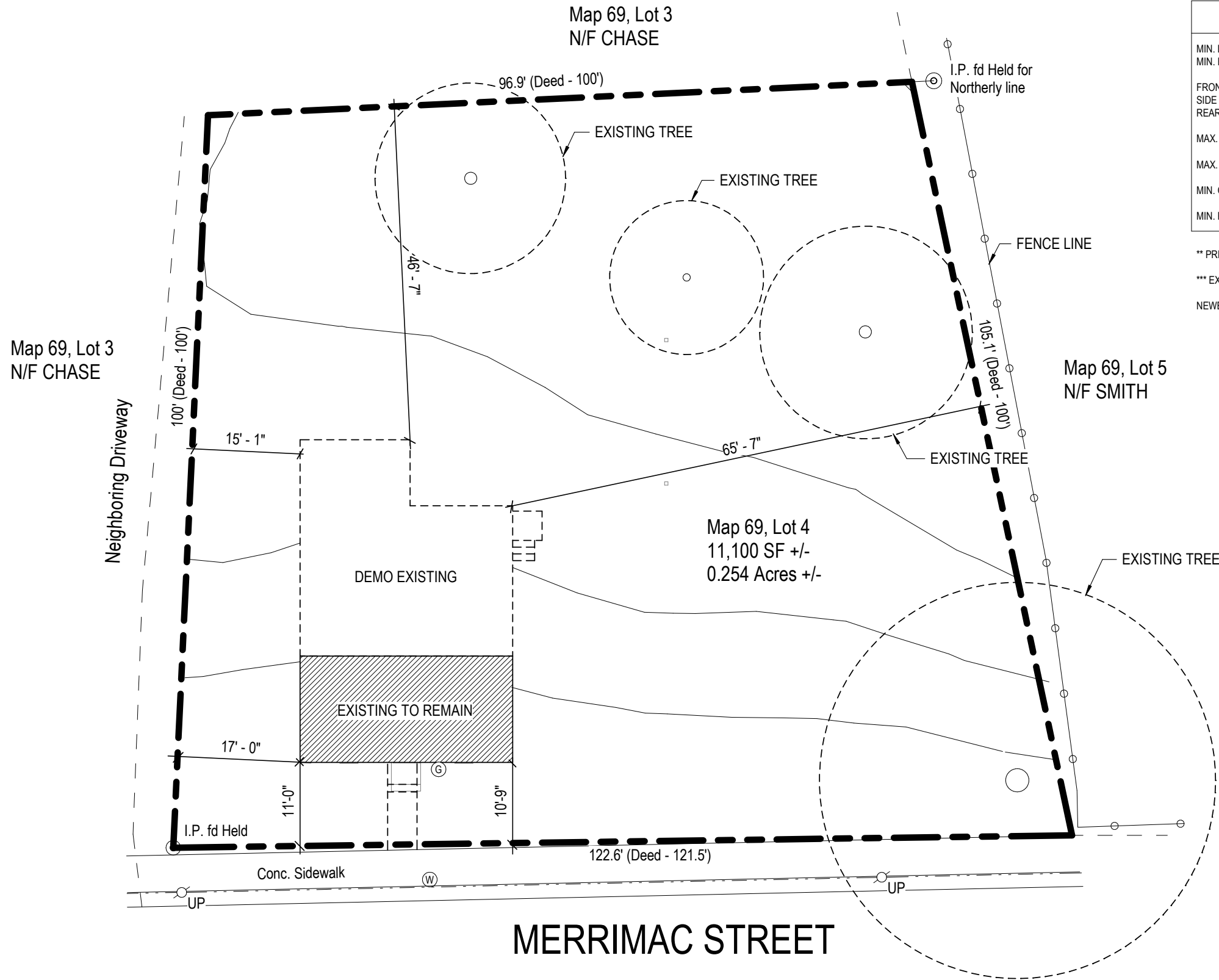
**490 Merrimac  
Street, Newburyport**  
**Historical  
Significance**

1. Is the building historically significant?
2. Should it be preferably preserved?

## Part 2: Request for Demolition Permit

### **490 Merrimac Street, Newburyport** **Proposed Project**

- Plan has been modified from full building demolition, to partial demolition.
- Keep street-facing historic structure and aesthetic of house, convert to garage with side access
- Demolish rear of house, replace with addition
- Connect existing property to new home via breezeway



**ZONING**

RESIDENTIAL (R-1)  
SINGLE-FAMILY (101)

	REQUIRED (SF 101)	EXISTING (SF 101)	PROPOSED (SF 101)
MIN. LOT AREA	20,000 SF**	11,100 SF	11,100 SF
MIN. FRONTAGE	125' - 0" **	122.6'	122.6'
FRONT SETBACK	30' - 0" **	11' - 0"	16'-0"
SIDE SETBACK	20' - 0"	15.1' (L), 65.7' (R)	20' - 0"
REAR SETBACK	30' - 0"	46.7'	30' - 0"
MAX. LOT COVERAGE	20%	8.95%	20%
MAX. HEIGHT	30' - 0"	20' - 0"	30' - 0"
MIN. OPEN SPACE	50%	**	50%
MIN. PARKING	2	2+	2+

\*\* PRE-EXISTING CONDITIONS

\*\*\* EXISTING PRIMARY STRUCTURE TO BE CONVERTED TO ACCESSORY STRUCTURE (GARAGE).

NEWBURYPORT ZONING ORDINANCE: <https://www.cityofnewburyport.com/planning-development>

NOTE: NOT FOR CONSTRUCTION  
PROJECT

**Metcalf Residence**

490 Merrimac St.  
Newbury Port, MA

**Adam Metcalf**

ISSUE DATE

10/28/2020

SHEET INFORMATION

TITLE

**SITE PLAN - EXISTING + DEMO**

SHEET NUMBER

**A01-01**

① SITE PLAN - EXISTING  
1/16" = 1'-0"

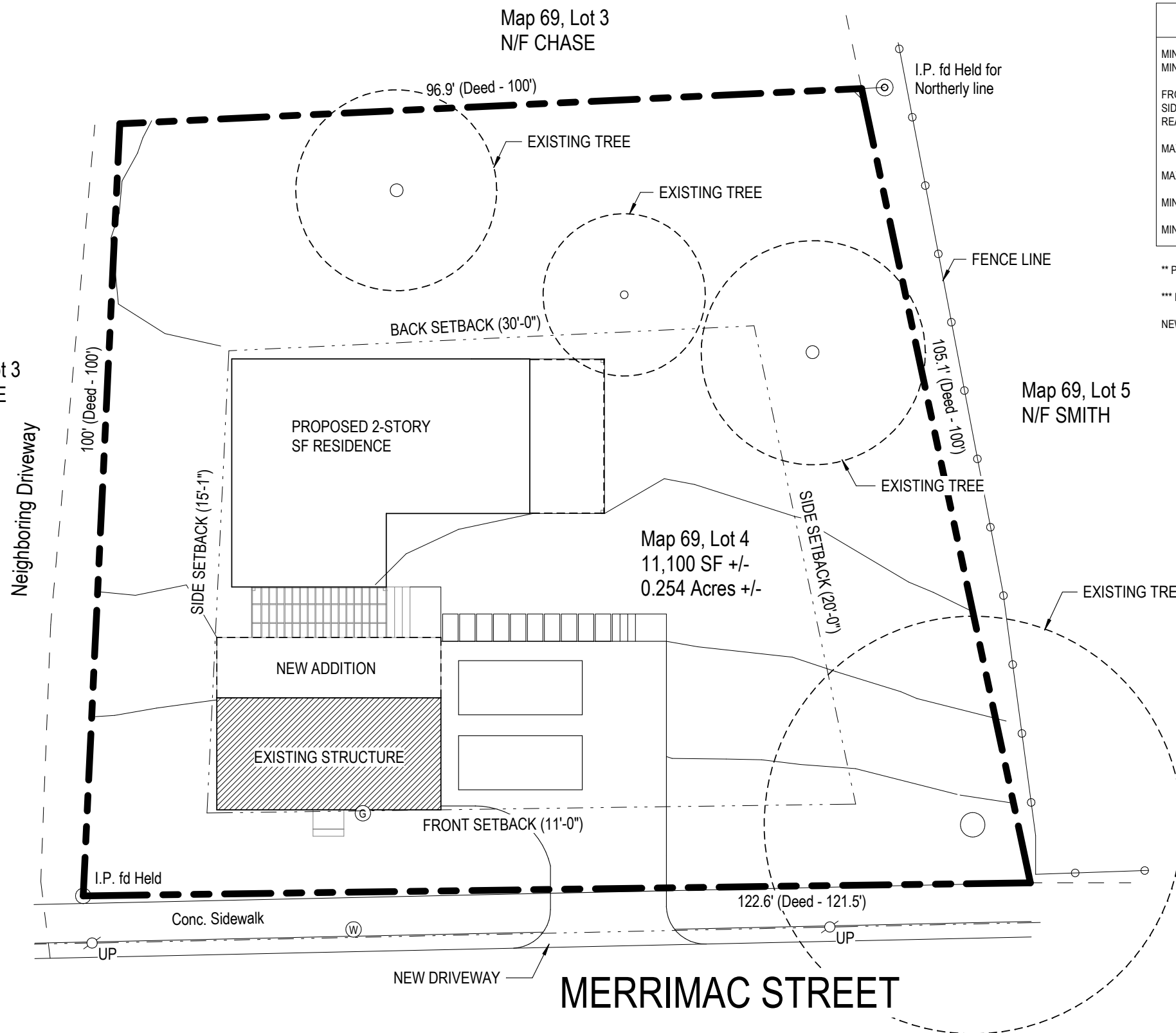
11/11/2020 9:05:12 AM C:\Users\cbask\OneDrive - Peloris and Will\Desktop\Personnel\Metcalf\Existing Structure-SD\Metcalf\_Existing Structure\_10.28.20.rvt

Map 69, Lot 3  
N/F CHASE

Map 69, Lot 3  
N/F CHASE

Map 69, Lot 5  
N/F SMITH

Map 69, Lot 4  
11,100 SF +/-  
0.254 Acres +/-



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ISSUE DATE

10/28/2020

SHEET INFORMATION

TITLE

**SITE PLAN -  
PROPOSED**

SHEET NUMBER

**A01-02**

① Site Plan - NEW  
1/16" = 1'-0"

NOTE: NOT FOR CONSTRUCTION  
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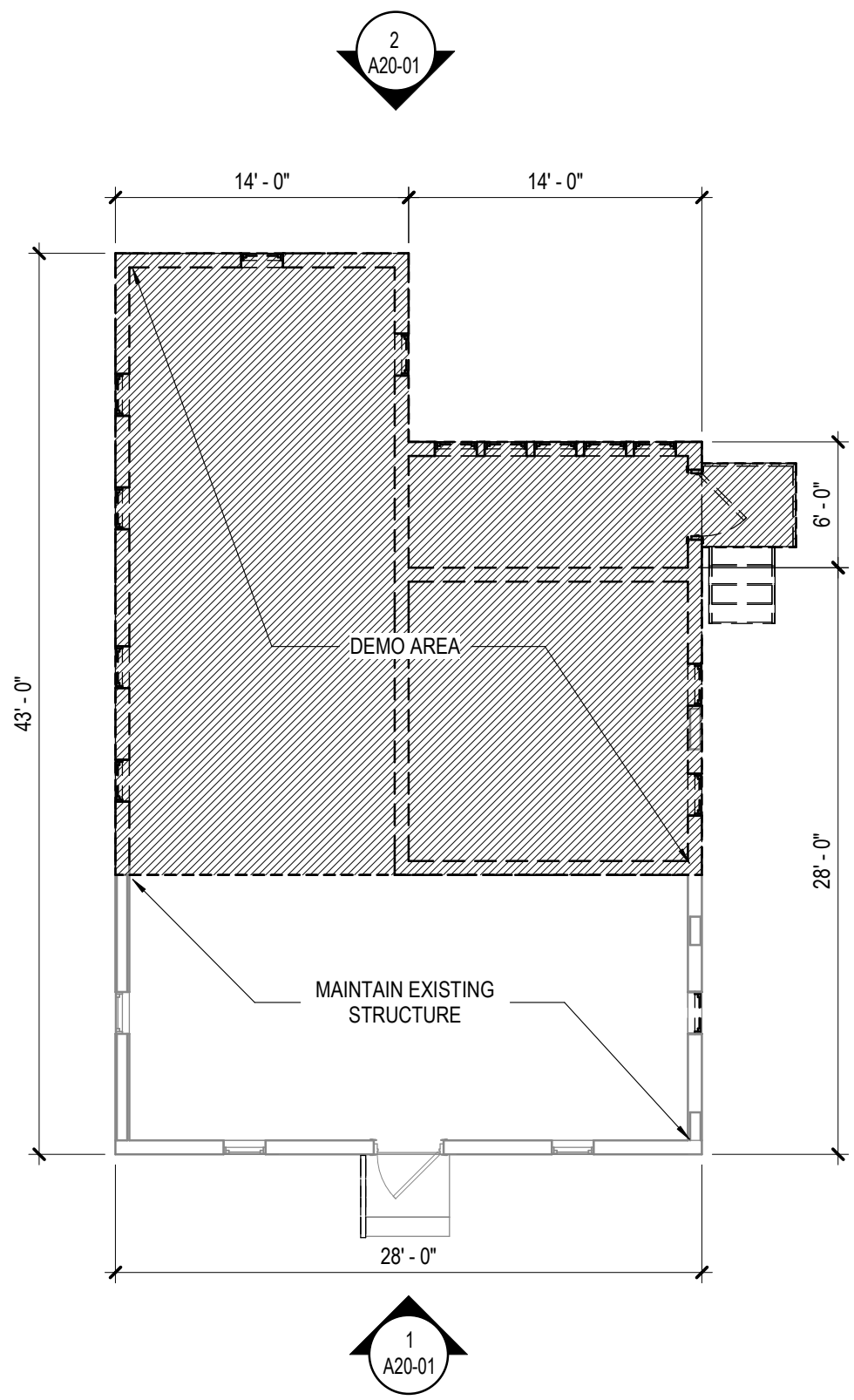
ISSUE DATE  
10/28/2020

SHEET INFORMATION  
TITLE

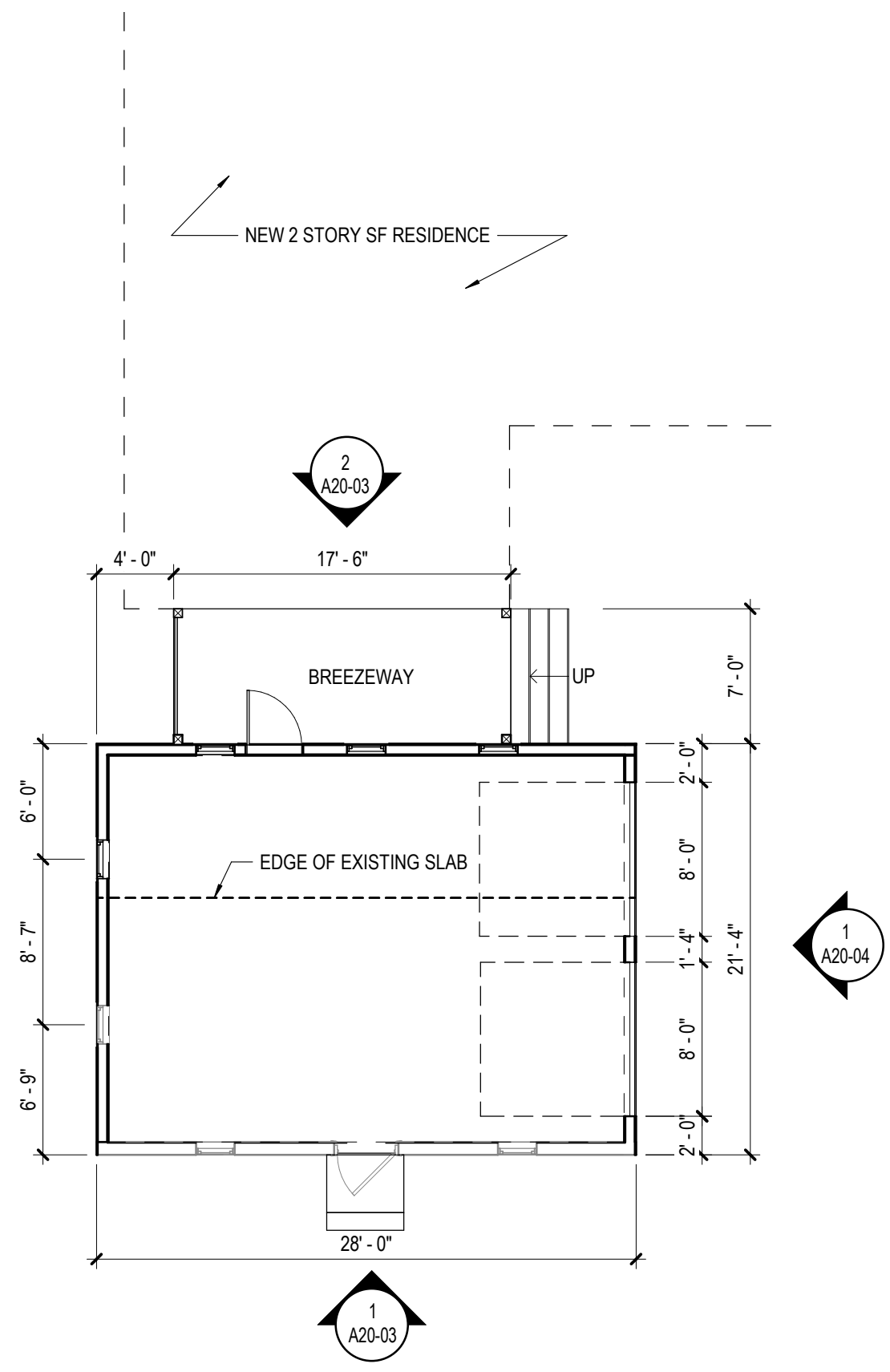
FLOOR PLANS

SHEET NUMBER

**A10-00**



1 DEMO FLOOR PLAN  
1/8" = 1'-0"



2 PROPOSED FLOOR PLAN  
1/8" = 1'-0"

11/11/2020 9:05:13 AM C:\Users\adam\OneDrive - Peters and Wills\Desktop\Personal\Metcalf\Existing Structure-SD\Metcalf\_Existing Structure\_10.28.20.rvt



① SOUTH ELEVATION (FRONT)  
1/8" = 1'-0"



② NORTH ELEVATION (BACK)  
1/8" = 1'-0"

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TITLE

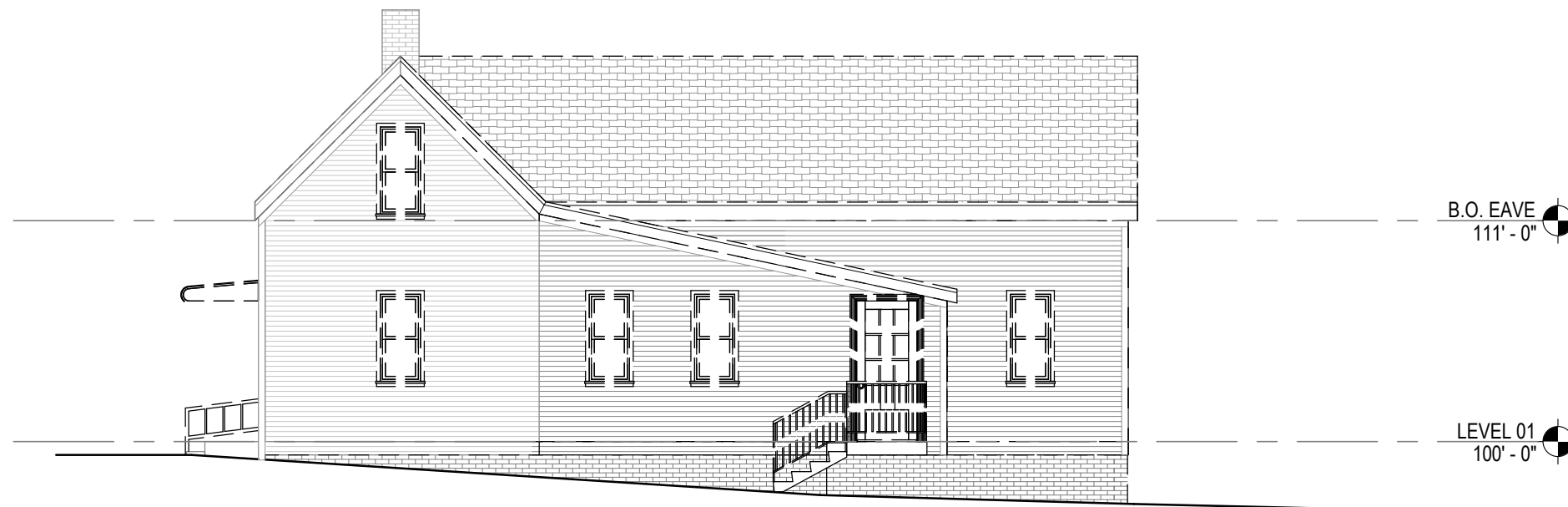
**EXISTING + DEMO  
EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A20-01**



① WEST ELEVATION  
1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"

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Newbury Port, MA

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ISSUE DATE

10/28/2020

SHEET INFORMATION

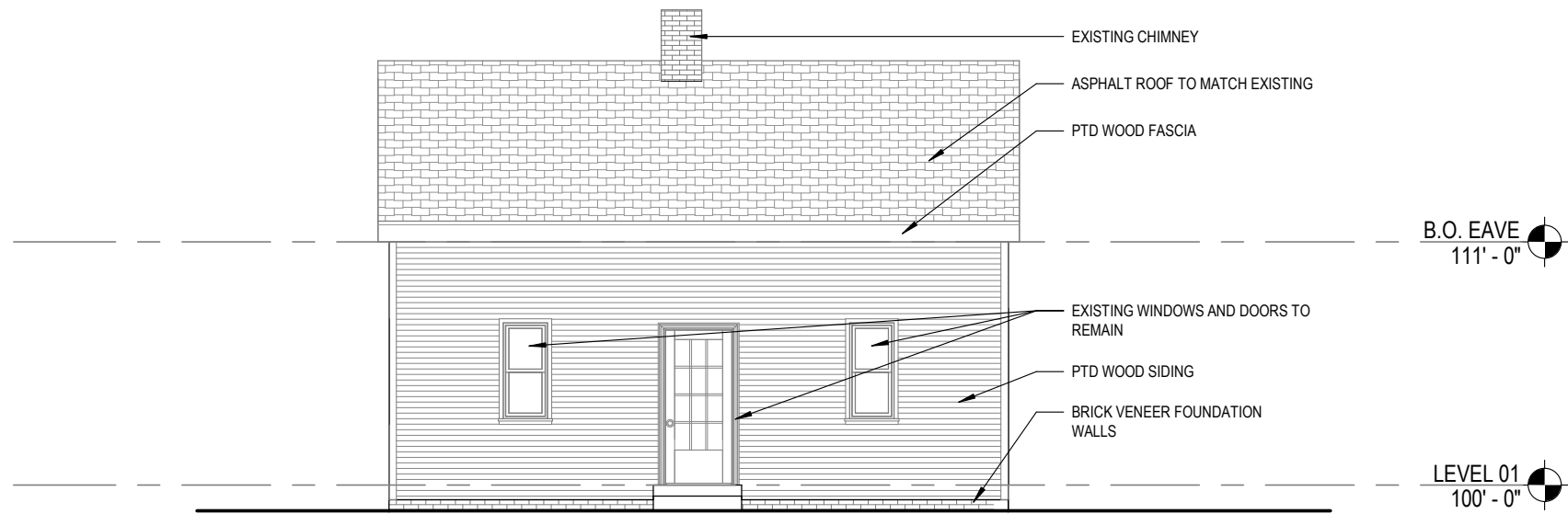
TITLE

**EXISTING +DEMO  
EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A20-02**





① SOUTH ELEVATION - NEW (FRONT)  
1/8" = 1'-0"



② NORTH ELEVATION - NEW (BACK)  
1/8" = 1'-0"

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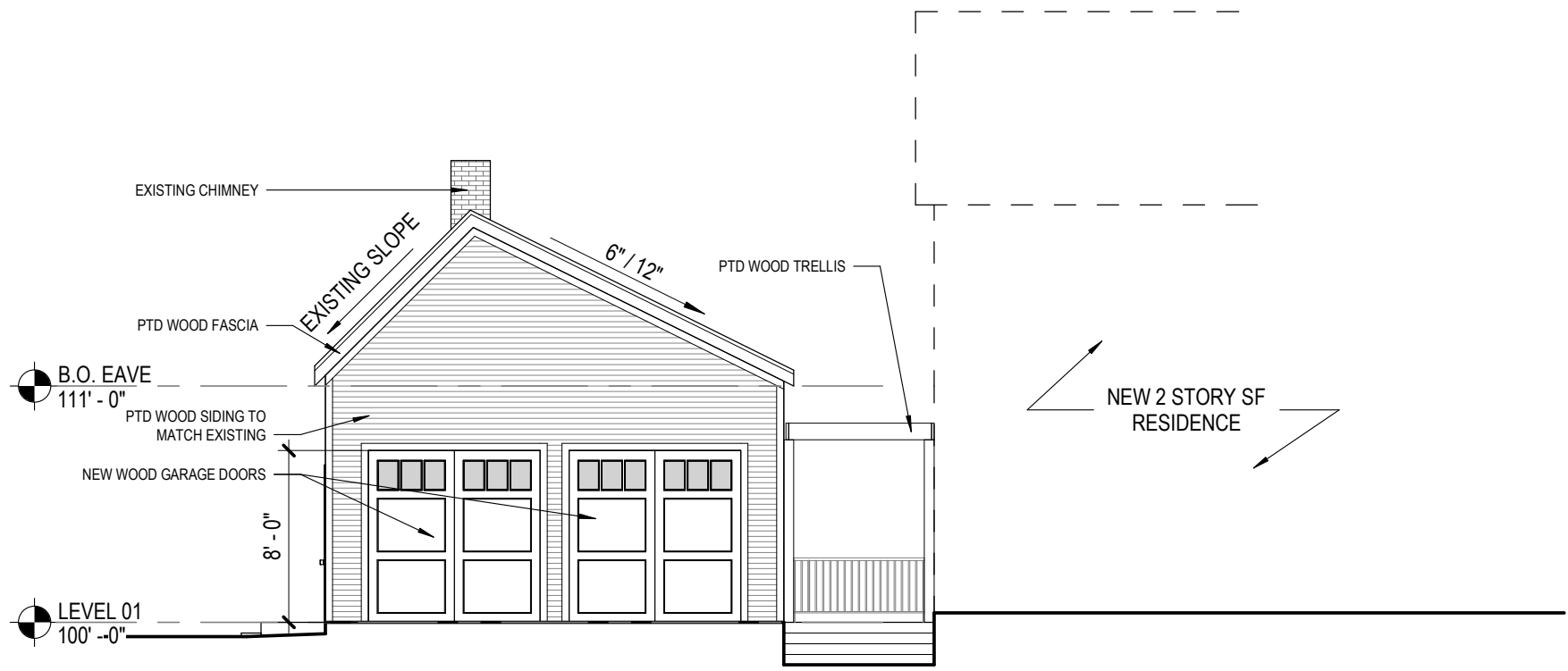
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SHEET INFORMATION  
TITLE

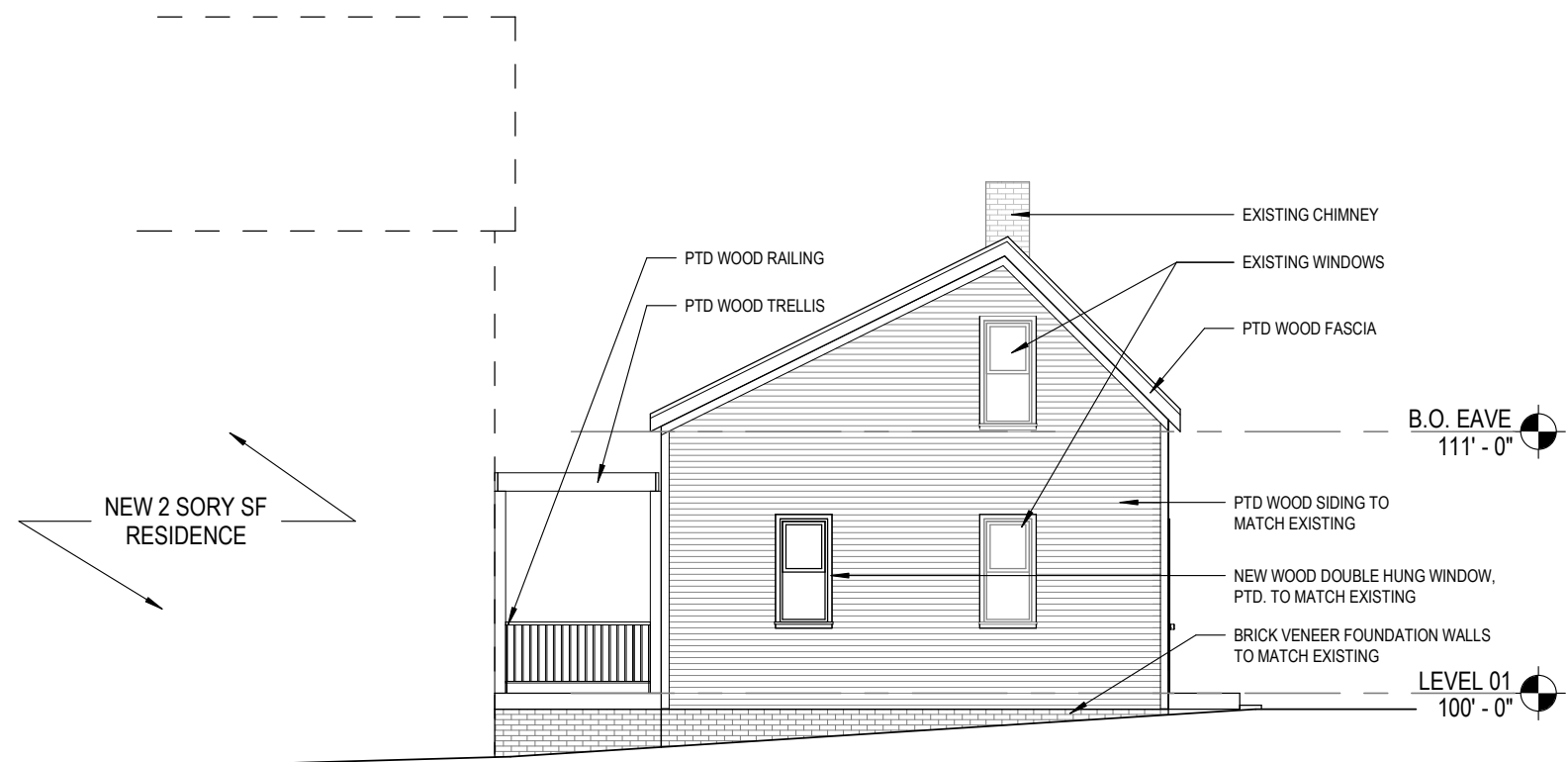
**PROPOSED EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A20-03**



① EAST ELEVATION - NEW  
1/8" = 1'-0"



② WEST ELEVATION - NEW  
1/8" = 1'-0"

NOTE: NOT FOR CONSTRUCTION  
PROJECT

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Residence**

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**Adam Metcalf**

ISSUE DATE  
10/28/2020

SHEET INFORMATION  
TITLE

**PROPOSED EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A20-04**

**490 Merrimac  
Street, Newburyport  
Demolition Permit**

1. Request to approve modifications to the structure as shown.