

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 22 Munroe Street

Applicant: Nadine Ritchie

Address: 22 Munroe Street

Phone: 617-470-9510 Email: NADINE@ROMANO-RITCHIE.COM

Owner (if different) _____

Year built: 1850' Area (sq. ft.): _____

Architectural style: Colonial

- The structure 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

Structure type: Residential: Single Family Two-Family Multi-Family

Attached-Half House

Outbuilding: Specify: _____

Commercial: Specify: _____

Institutional: Specify: _____

A District Data Sheet is: attached not available for this structure

A Form B survey is: attached not available for this structure

- Demolition type:
- Full Building Demolition
 - Partial Building Demolition
 - Roof Line Change

Description of the building or structure (or part thereof) to be demolished:

**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**

Describe reasons for demolition:

Addition to rear of house for kitchen (1st floor)
and rear bedroom expansion.

Describe alternatives to demolition that have been considered:

Please attach additional pages if necessary.

Applicant's Signature W. Ritchie Date 2/25/20
Owner's Signature (if different) _____ Date _____

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-020

Name: Michael Griffin

Address: 22 Munroe Street Zoning District(s): R2/DCOD

Request: Demolish one story portion of existing historically contributing non conforming single family attached structure. Construct addition and new roof over existing rear portion and addition extending non conforming side yard setbacks and lot coverage.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
- Lot Area
- Lot Frontage
- Lot Coverage
- Parking (VII)
- Modification
- Open Space
- Height
- Lot Width
- Front Yard
- Side Yard
- Rear Yard

Sign Variance

- Signs (VIII)
- Type
- Lighting
- Size
- Location

Other

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

Janet G. White
Newburyport Zoning Administrator

02/11/2020

Date

22 MUNROE ST

Location 22 MUNROE ST

MBLU 54/ 65/ / /

Owner RITCHIE NADINE & DENIS P
T/E

Assessment \$392,800

PID 3750

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$182,500	\$210,300	\$392,800

Owner of Record

Owner RITCHIE NADINE & DENIS P T/E

Sale Price \$475,000

Co-Owner

Certificate

Address 22 MUNROE ST

Book & Page 36858/0241

NEWBURYPORT, MA 01950

Sale Date 07/12/2018

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RITCHIE NADINE & DENIS P T/E	\$475,000		36858/0241	00	07/12/2018
ZAKA LLC	\$385,000		32362/0365	00	04/08/2013
SOUHLERIS P & SEYMOUR D TRS	\$45,333		31375/0399	1J	05/25/2012
LEGARE HOMES LLC TRS	\$45,333		31375/0397	1J	05/25/2012
LEGARE HOMES LLC TRS	\$45,333		31375/0395	1J	05/25/2012

Building Information

Building 1 : Section 1

Year Built: 1850

Living Area: 990

Building Photo

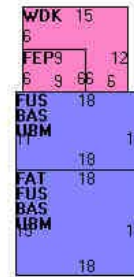
Building Attributes	
Field	Description
Style	Old Style Colonial
Model	Residential
Stories:	2 Stories
Occupancy	1

Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Modern



(<http://images.vgsi.com/photos/NewburyportMAPhotos//\01\01\14\02.jpg>)

Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	468	468	
FUS	Upper Story, Finished	468	468	
FAT	Attic	270	54	
FEP	Porch, Enclosed	54	0	
UBM	Basement, Unfinished	468	0	
WDK	Deck, Wood	126	0	
		1,854	990	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL4	FIREPLACE, MNF	2 UNITS	\$3,500	1

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 0.03

Description SINGLE FAM

Depth 0

Assessed Value \$210,300

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$175,300	\$210,300	\$385,600

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NEWBURYPORT
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
1896 41	56-9		ca 1950-1970	contemporary	INT
✓ 45 #471	56-24		ca 1845	sidehall Greek Revival cottage	C
1897 47	56-25		ca 1845; 1970's	sidehall Greek Revival; alterations	C
1898 49	56-26		ca 1850	Greek Revival	C
1899 4 B	54-34		ca 1870	sidehall Italianate	C
1900 6 B	54-35		ca 1850-1870; 1960's	astylistic; alterations	MC
✓ 8 #76	54-36	James Blood Speculative Mill Housing (Double)	1845	Greek Revival	C
1901 10-12 B	54-63	James Blood Speculative Mill Housing (Double)	1845	Greek Revival	C
14	-----	see 45 Warren Street	-----	-----	-----
1902 18 B	54-67	Double House	ca 1870; 1890	Italianate; late Victorian alter.	C
✓ 20 #78	54-66	Merrill-Currier Double House	ca 1845-1855	Greek Revival	C
✓ 22	54-65	Merrill-Currier Double House	ca 1845-1855	Greek Revival	C

FORM B - BUILDING

Area B	Form no. 78
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MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

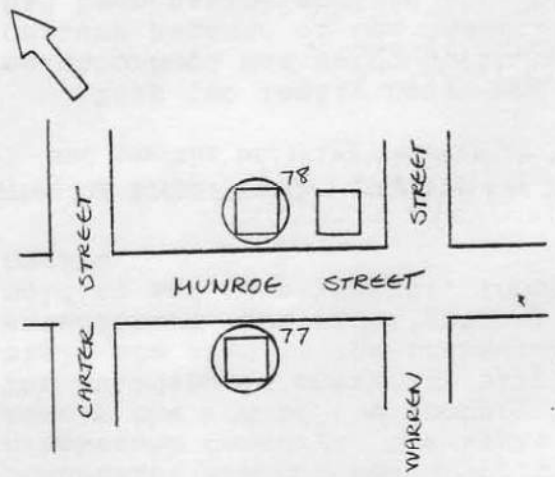


Newburyport
 Address 20-22 Munroe Street
 Historic Name _____
 Original Residence
 Present Residence
 Ownership: Private individual
 Private organization _____
 Public _____
 Original owner Unknown

location in relation to nearest
cross streets and other buildings
or geographical features.
Indicate north.

DESCRIPTION:

Date c. 1860
 Source 1851, 1872 Maps of Nbpt.
 Style Greek Revival
 Architect Unknown
 Exterior wall fabric Clapboards
 Outbuildings _____
 Major alterations (with dates) several
 additions at rear (dates unknown)



Moved _____ Date _____
 Approx. acreage 2,800 sq. ft.
 Setting On Munroe Street in a
neighborhood built up around the
Ocean Steam Mills during the mid-
nineteenth century.

Recorded by Mary Jane Stirgwolt
 Organization Office of Community
 Development
 Date 7/28/80

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This two family dwelling is typical of the homes built in the industrial area of Newburyport during the middle decades of the nineteenth century. The style is Greek Revival which persisted until nearly the end of the century in this type of domestic architecture. The building is extremely simple. The only hints of the Greek Revival style are seen in the trabeated doorway with wide fascia in the entablature, and sidelights at either side of the doors. The cornice molding and cornerboards, though simple, are also characteristic of the period.

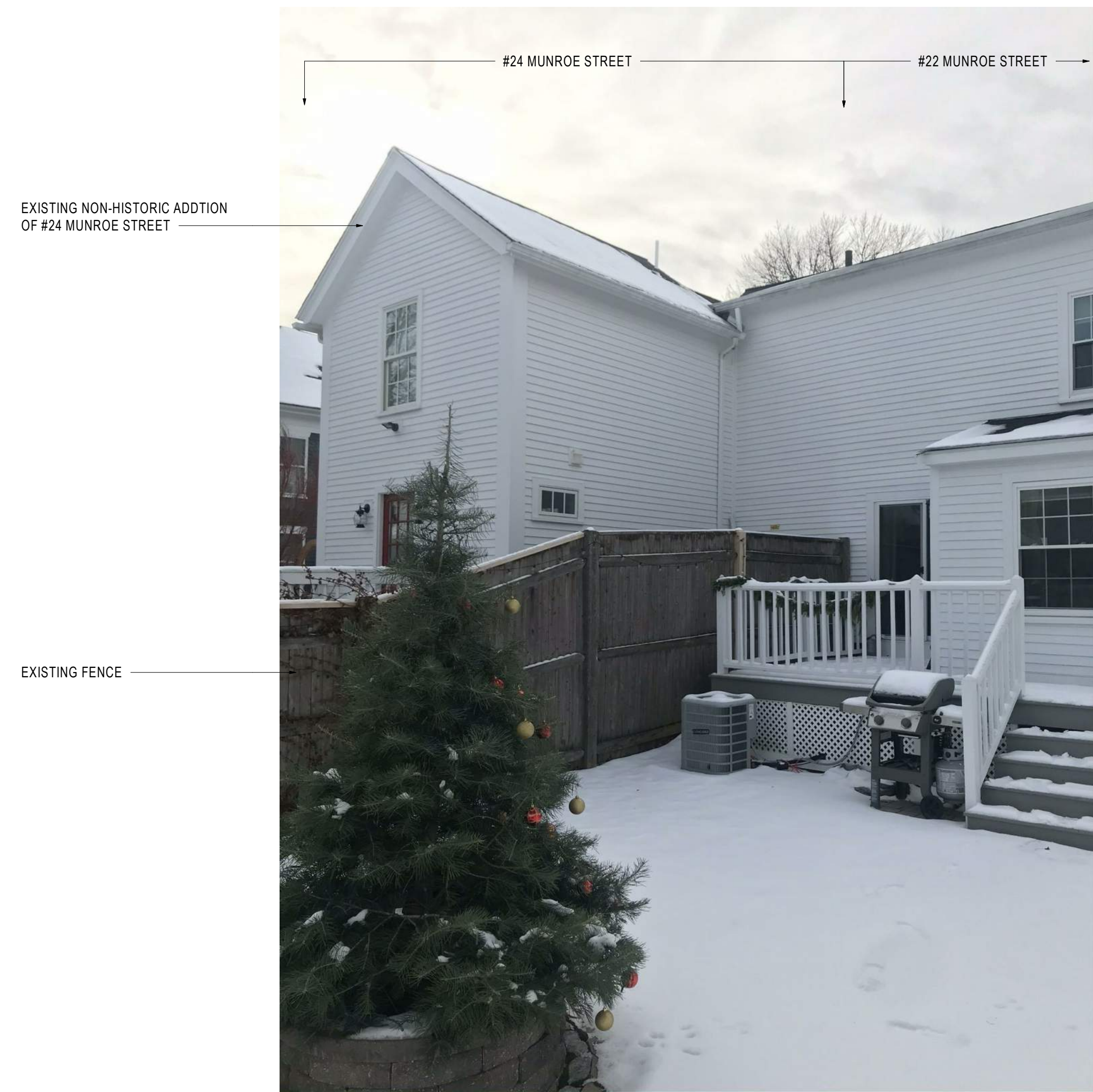
HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This two family house was built between 1851 and 1872. This entire neighborhood was being built up during the latter half of the nineteenth century because of the industries of cotton and shoe manufacture that had been established in the North End.

In 1872 the house was owned by Merrill E. Currier, mariner. Although the surrounding area is primarily related to the factories established in the North End during the nineteenth century, the Merrimack River was still a very strong force in the community. The men associated with the shipbuilding industry though concentrated along Merrimack Street and side streets like Oakland, lived throughout the North End.

BIBLIOGRAPHY and/or REFERENCES

1851 Plan of Newburyport, Mass. H. McIntire
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
1851, 1871 City Directories



BACKYARD OF 22 MUNROE (NORTH FACADE), #20 TO LEFT, BEYOND FENCE



BACKYARD OF 22 MUNROE (NORTH FACADE)



DRIVEWAY SIDE OF 22 MUNROE (WEST FACADE)



FRONT OF 22 MUNROE (ATTACHED HOME, #20, TO RIGHT). ONLY STREET FACADE ELEVATION OF BUILDING.

RITCHIE
22 Munroe St. Newburyport, MA 01950



GRIFFIN DESIGN

Wakefield, MA
HelloGriffinDesign@gmail.com
781.771.9567

Date	Description
02/10/20	ZONING DETERMINATION
02/26/20	HISTORIC REVIEW

Seal / Signature

NOT FOR CONSTRUCTION

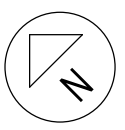
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Project Number
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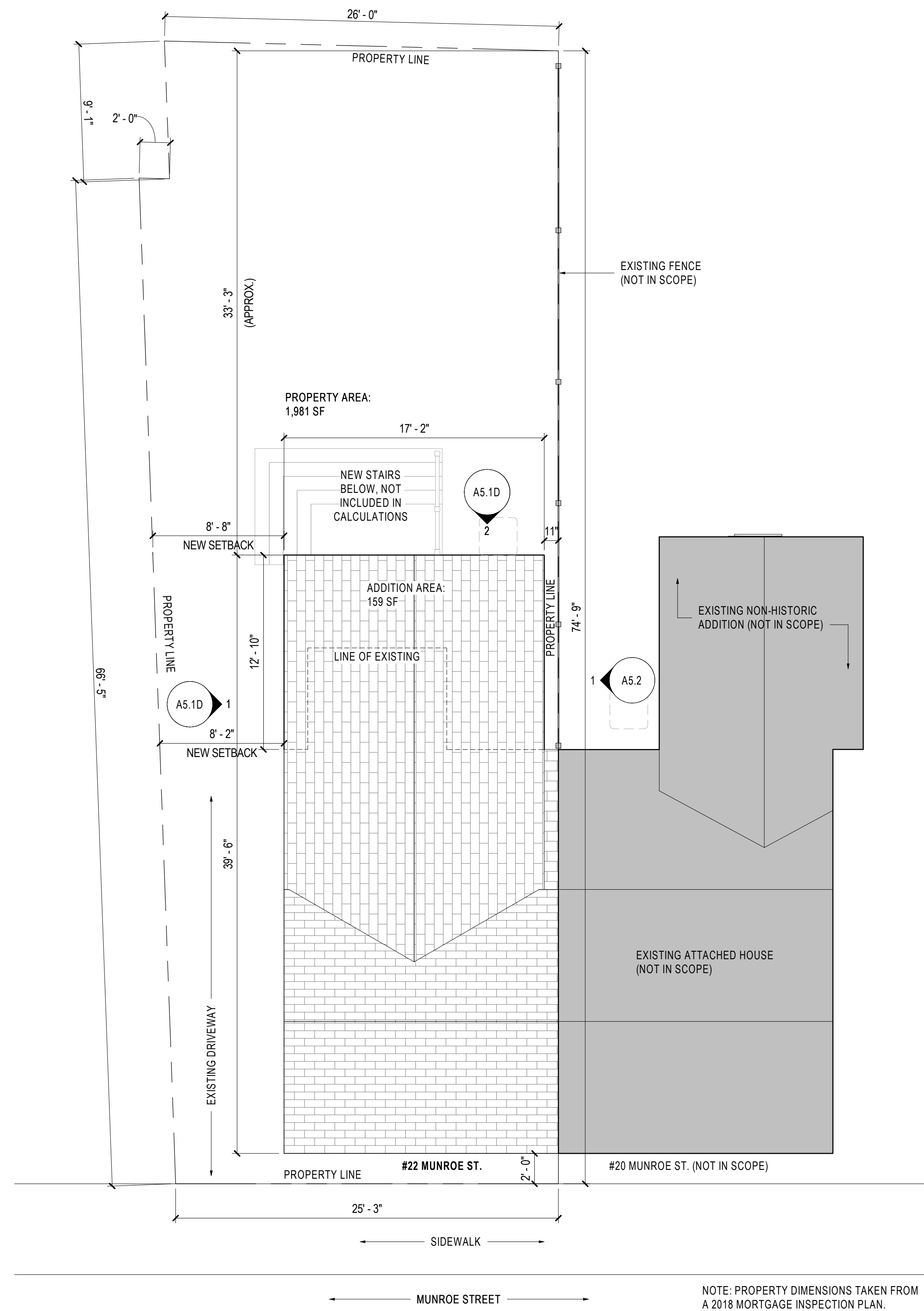
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EXISTING PHOTOS

Scale

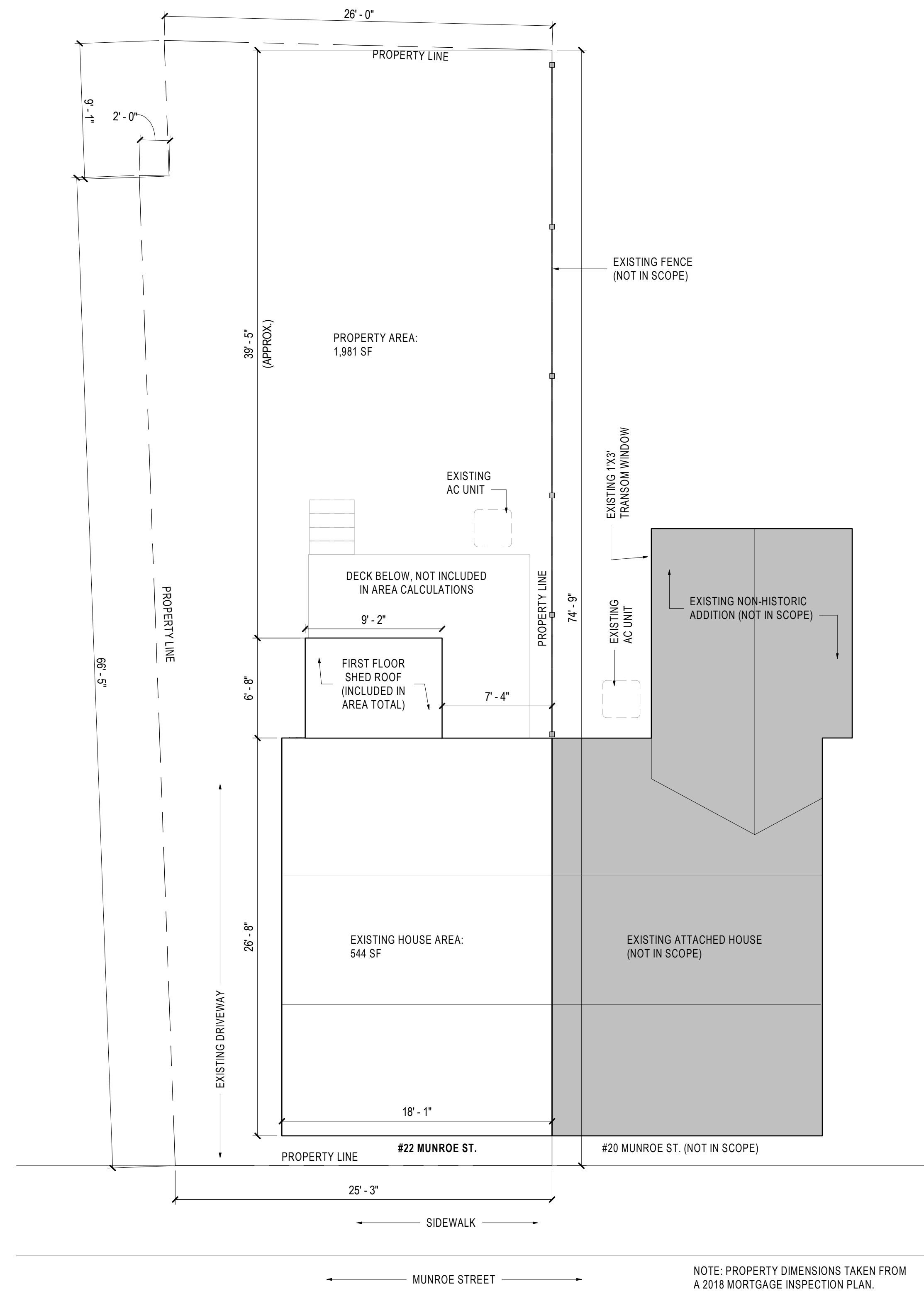
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Date	Description
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02/26/20	HISTORIC REVIEW

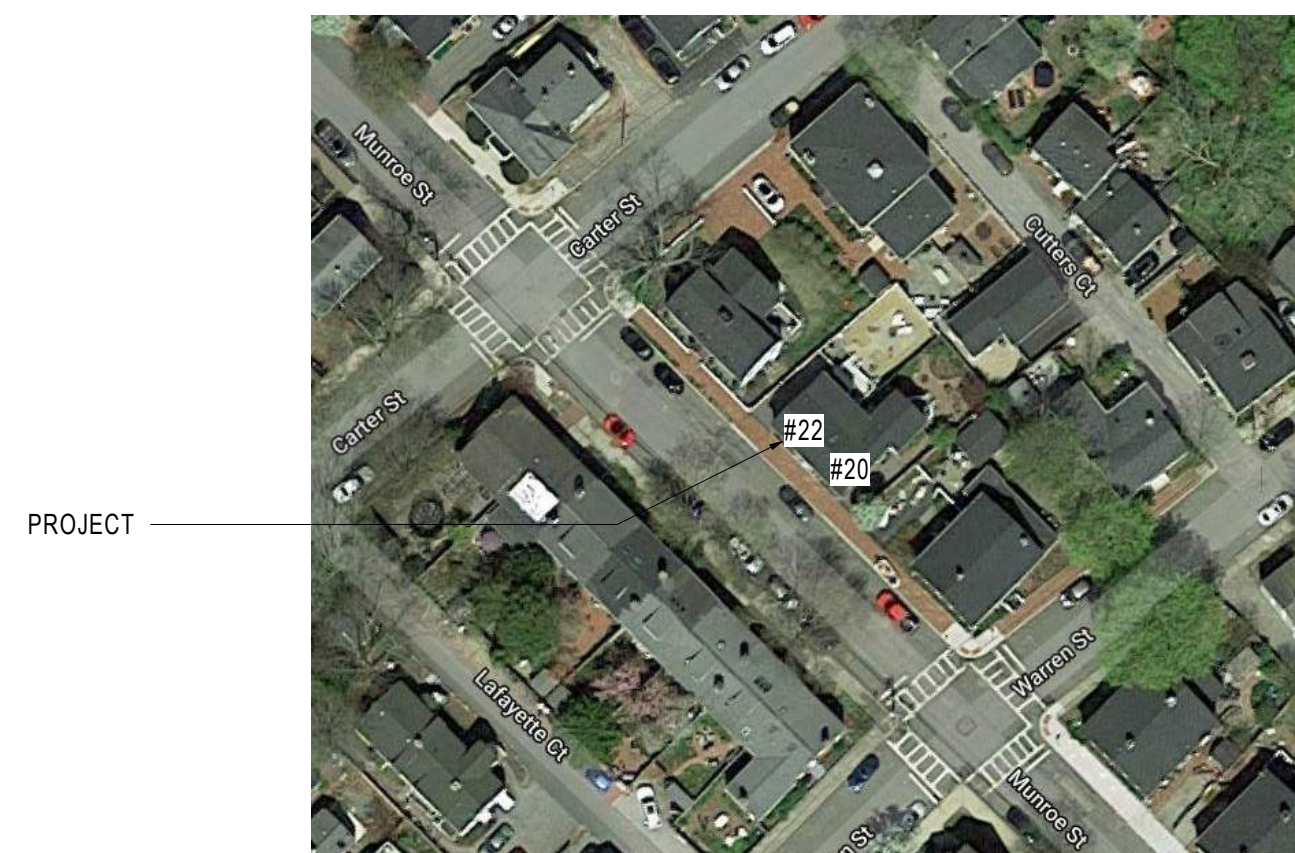


2 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"



1 SITE PLAN - EXISTING
SCALE: 3/16" = 1'-0"

BLOCK SITE PLAN



PROJECT INFORMATION

ADDRESS: 22 MUNROE STREET
NEWBURYPORT, MA 01950

OWNER: NADINE & DENIS RITCHIE

PROPERTY AREA: 1,981 SF

EXISTING STRUCTURE ROOF AREA: 544 SF
EXISTING LOT COVERAGE: 27.46%

PROPOSED ADDITION ROOF AREA: 159 SF
PROPOSED LOT COVERAGE: 35.49%

PROJECT SCOPE:

2 STORY ADDITION TO THE REAR OF HOUSE.

FIRST FLOOR EXPANSION OF EXISTING KITCHEN. WORK TO INCLUDE DEMOLITION OF EXISTING DECK AND STAIR, NEW POURED FOUNDATION, FRAMING, NEW WINDOW AND DOOR, NEW MILLWORK, FINISHES, ELECTRICAL, LIGHTING, AND MODIFICATION TO HVAC AS NEEDED.

SECOND FLOOR EXPANSION OF EXISTING MASTER BEDROOM AND NEW MASTER BATHROOM. WORK TO INCLUDE NEW FRAMING, WINDOWS, GABLED ROOF, FINISHES, ELECTRICAL, PLUMBING, AND HVAC.

EXTERIOR MATERIALS AND DETAILS TO MATCH EXISTING. NEW WORK TO SEAMLESSLY BLEND INTO EXISTING HOUSE.

Seal / Signature

NOT FOR CONSTRUCTION

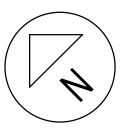
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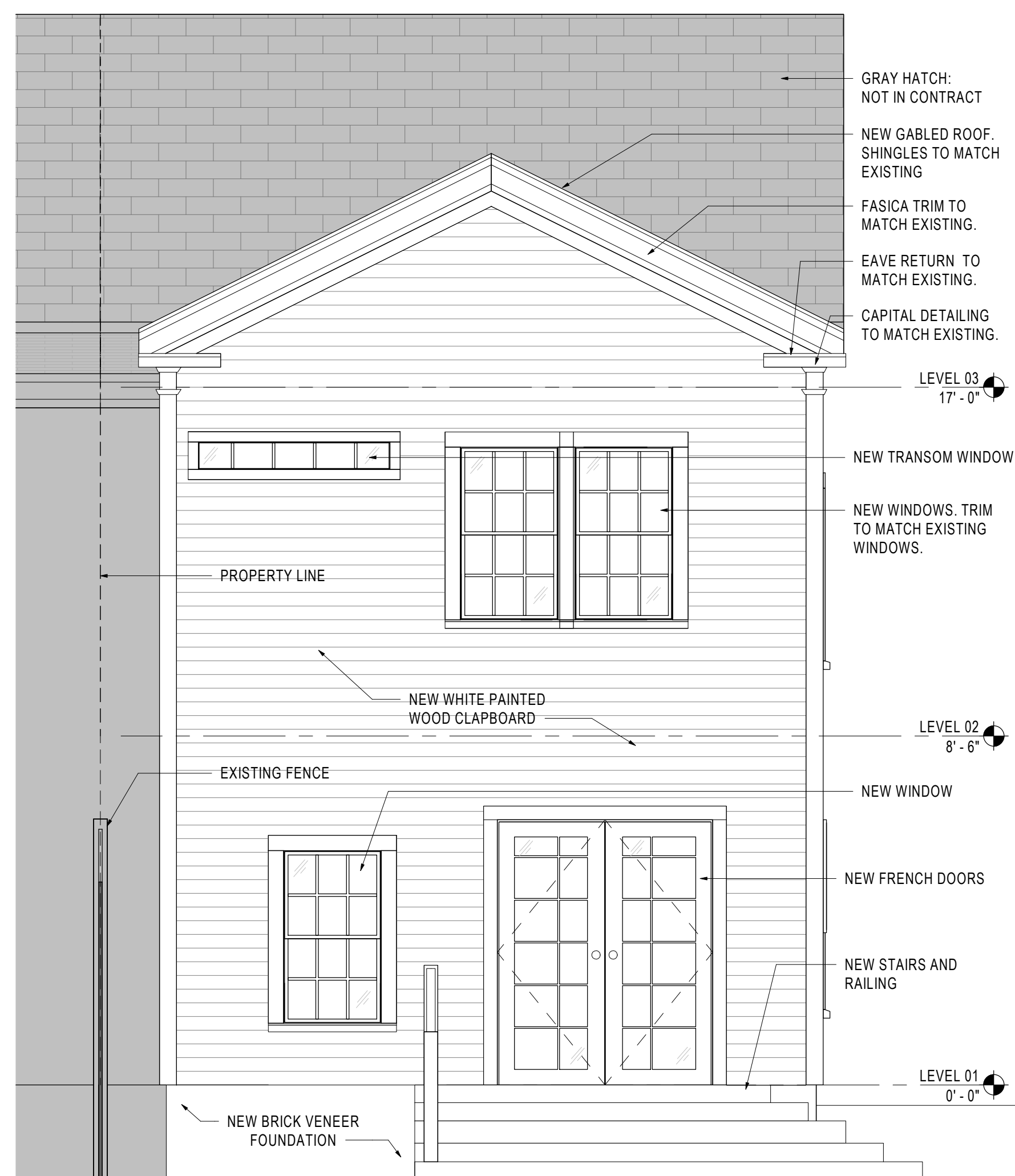
Description
SITE PLAN

Scale
As indicated

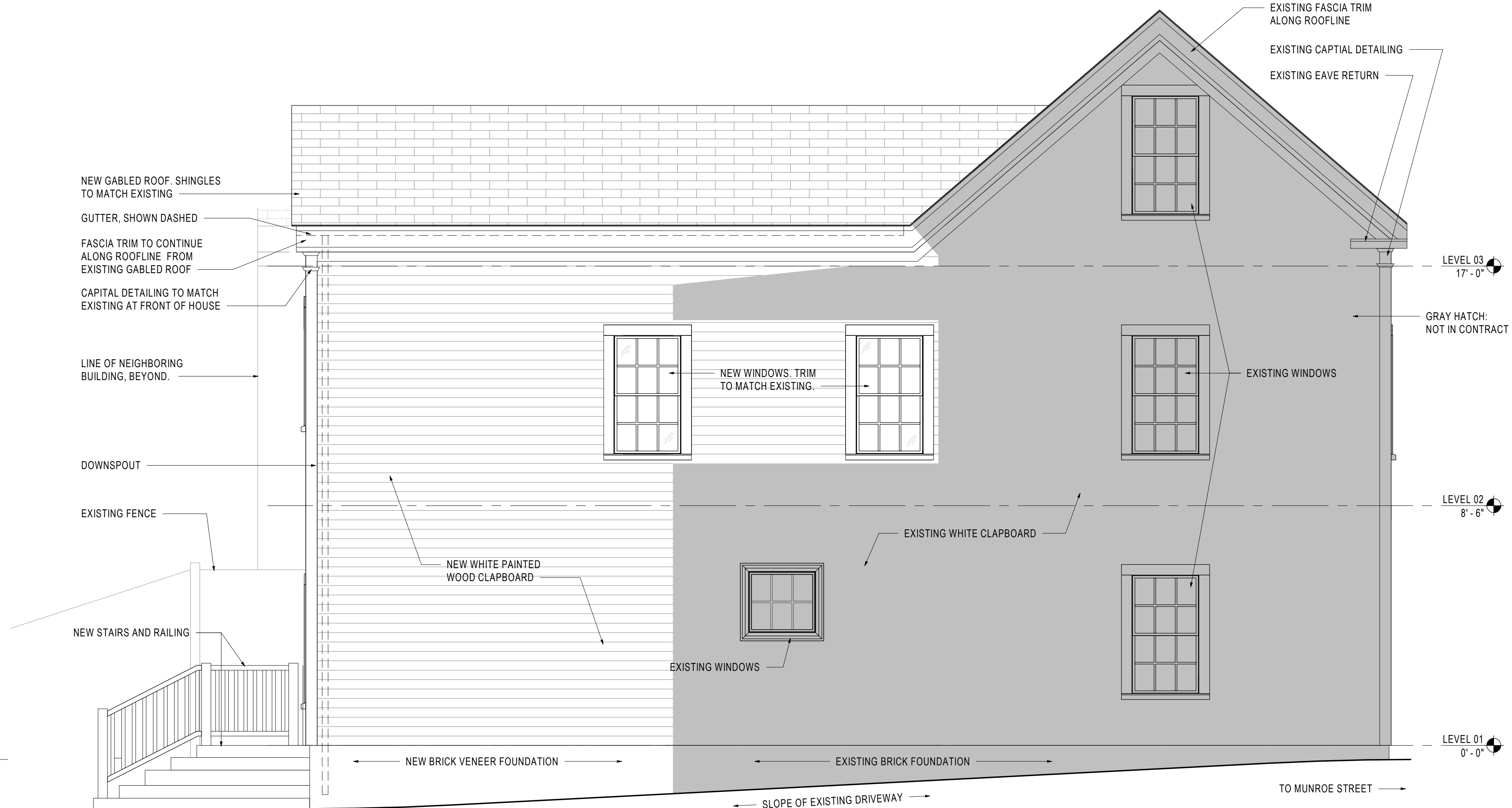
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Date	Description
02/10/20	ZONING DETERMINATION
02/26/20	HISTORIC REVIEW



2 ELEVATION - EXTERIOR NORTH
SCALE: 3/8" = 1'-0"



1 ELEVATION - EXTERIOR WEST
SCALE: 3/8" = 1'-0"

Seal / Signature

NOT FOR CONSTRUCTION

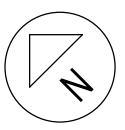
Project Name
RITCHIE

Project Number
001

Description
BUILDING ELEVATIONS

Scale
3/8" = 1'-0"

A5.1



Date	Description
02/26/20	HISTORIC REVIEW

Seal / Signature

NOT FOR CONSTRUCTION

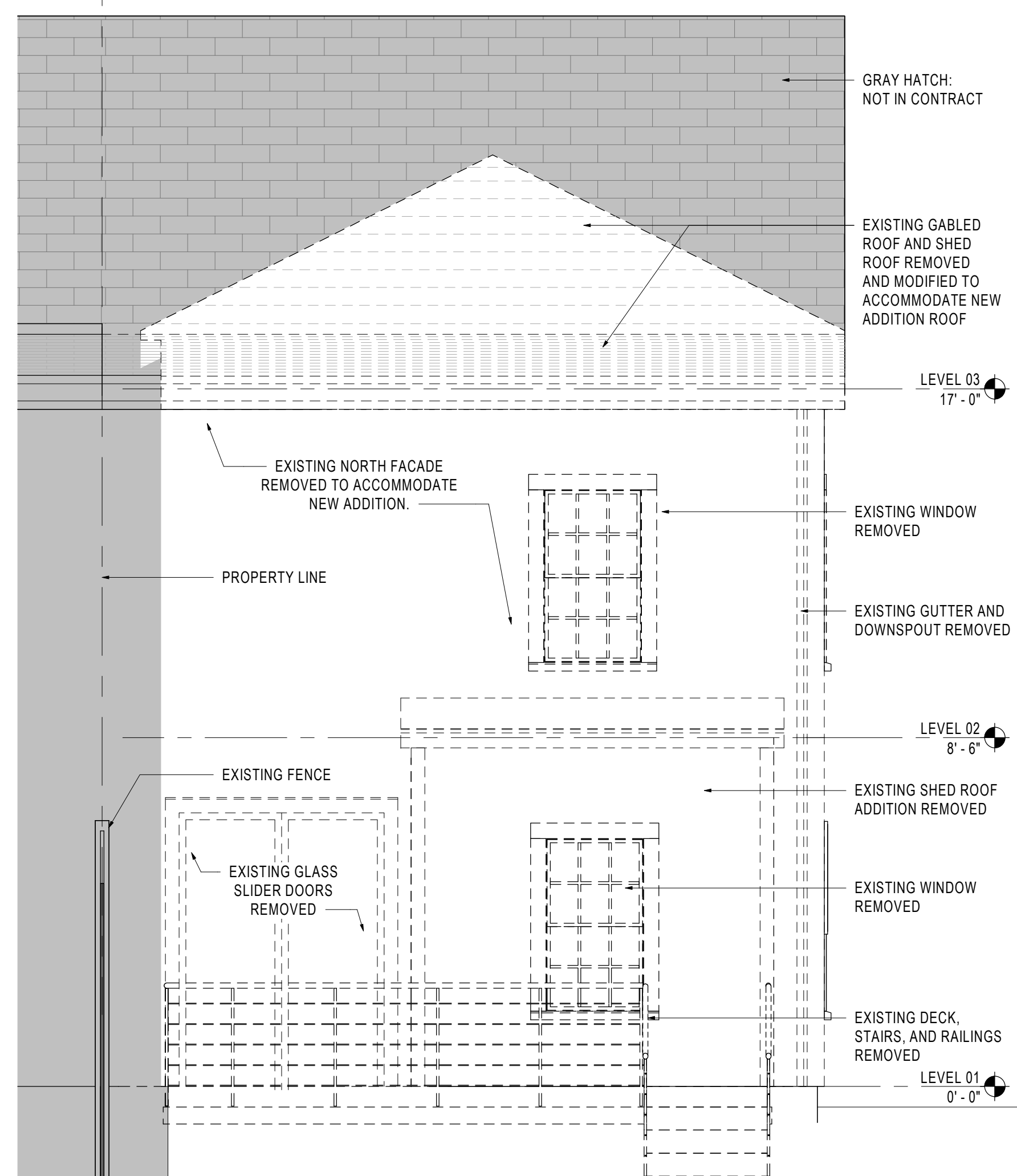
Project Name
RITCHIE

Project Number
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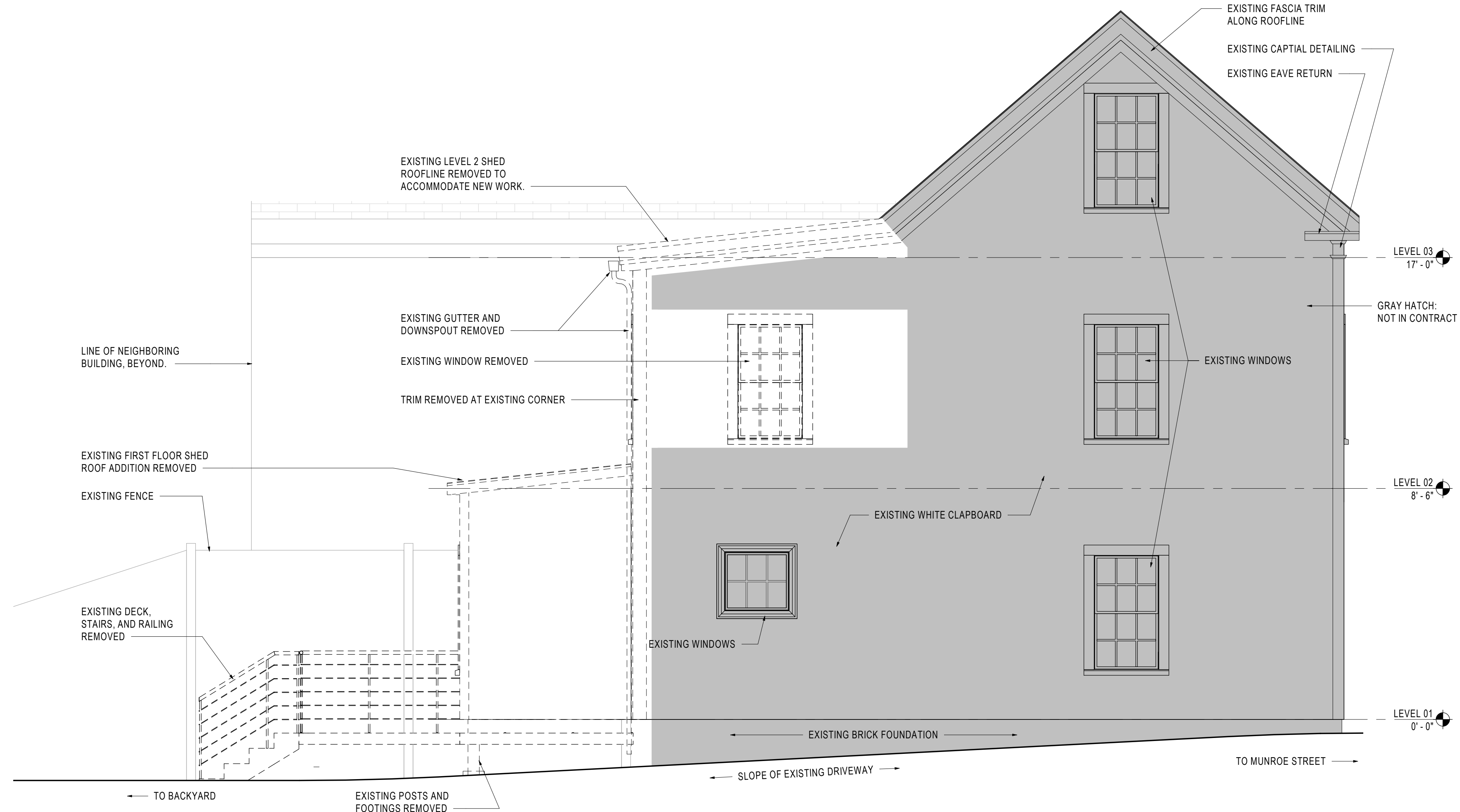
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DEMOLITION BUILDING ELEVATIONS

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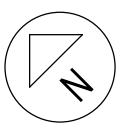
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2 DEMO ELEVATION - EXTERIOR NORTH
SCALE: 3/8" = 1'-0"



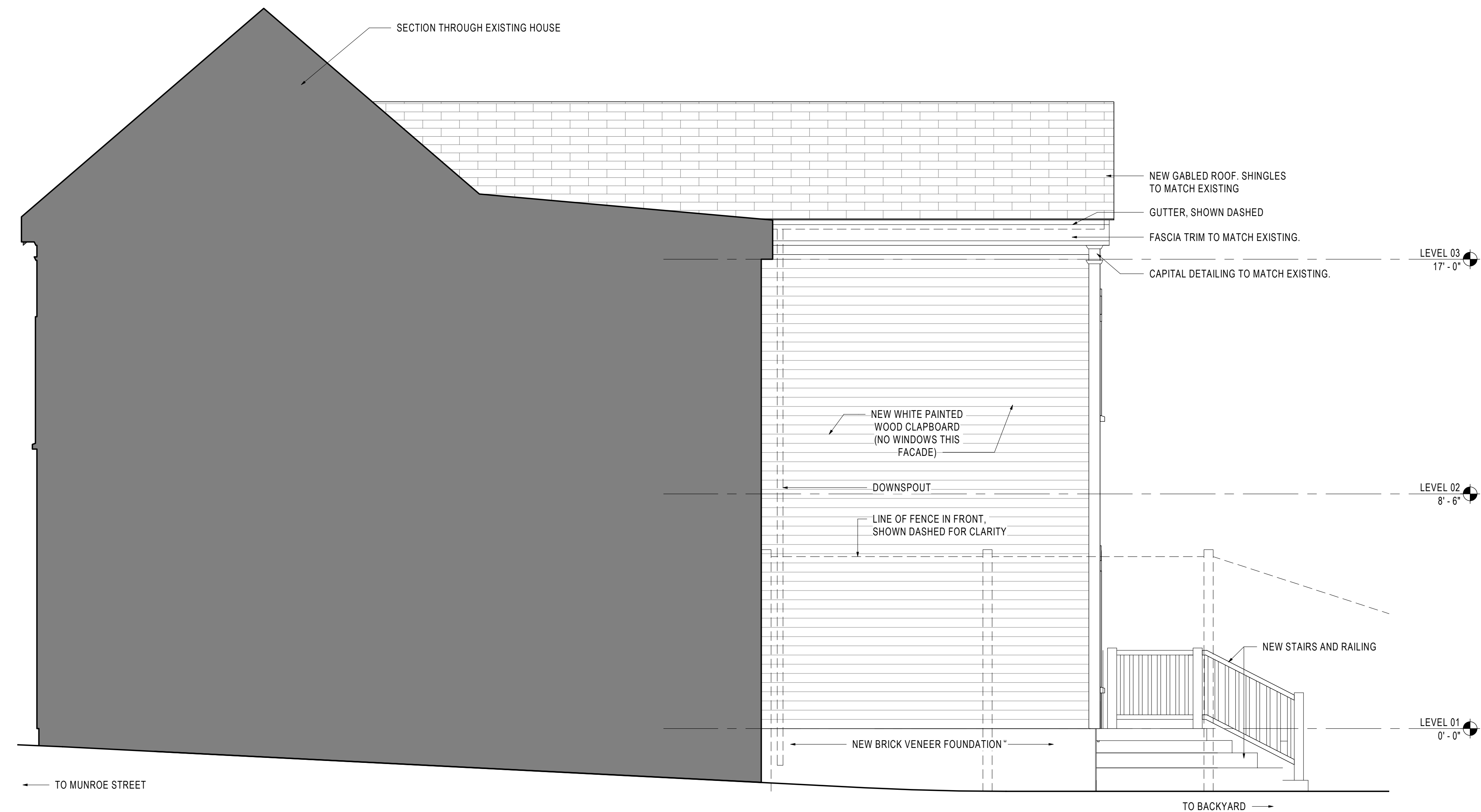
1 DEMO ELEVATION - EXTERIOR WEST
SCALE: 3/8" = 1'-0"



GRIFFIN DESIGN

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02/10/20	ZONING DETERMINATION
02/26/20	HISTORIC REVIEW



1 ELEVATION - EXTERIOR EAST
SCALE: 3/8" = 1'-0"

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

RITCHIE

Project Number

001

Description

BUILDING ELEVATIONS

Scale

3/8" = 1'-0"

A5.2