

**25 Ashland Street,
Newburyport**

Request for
DCOD Historical Report

April 25, 2024



25 Ashland Street, Newburyport Overview

- Proposed renovations and addition
- Proposes removal of 40.57% of the exterior walls, triggering DCOD Review
- By and large, the demolition is a result of removing previous additions
 - Between 1884 and 1924, likely circa 1900, (the “First Addition”)
 - Second addition completed in 1998 (the “1998 Addition”)
- Removing circa 1932 shed and placing new shed elsewhere on lot
- No change to original structure built in or around 1765 (the “Historic Home”)

**25 Ashland Street,
Newburyport**
Historical Background

- Greek Revival Style
- Historic Home built in or around 1765, originally on land that is now Atkinson Common
 - Various sources state 1765
 - Form B states 1830
 - District Data Sheets state 1765 and 1850 (contributory)

25 Ashland Street

04/22/2024



80 0 40 80 Feet

1:480

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

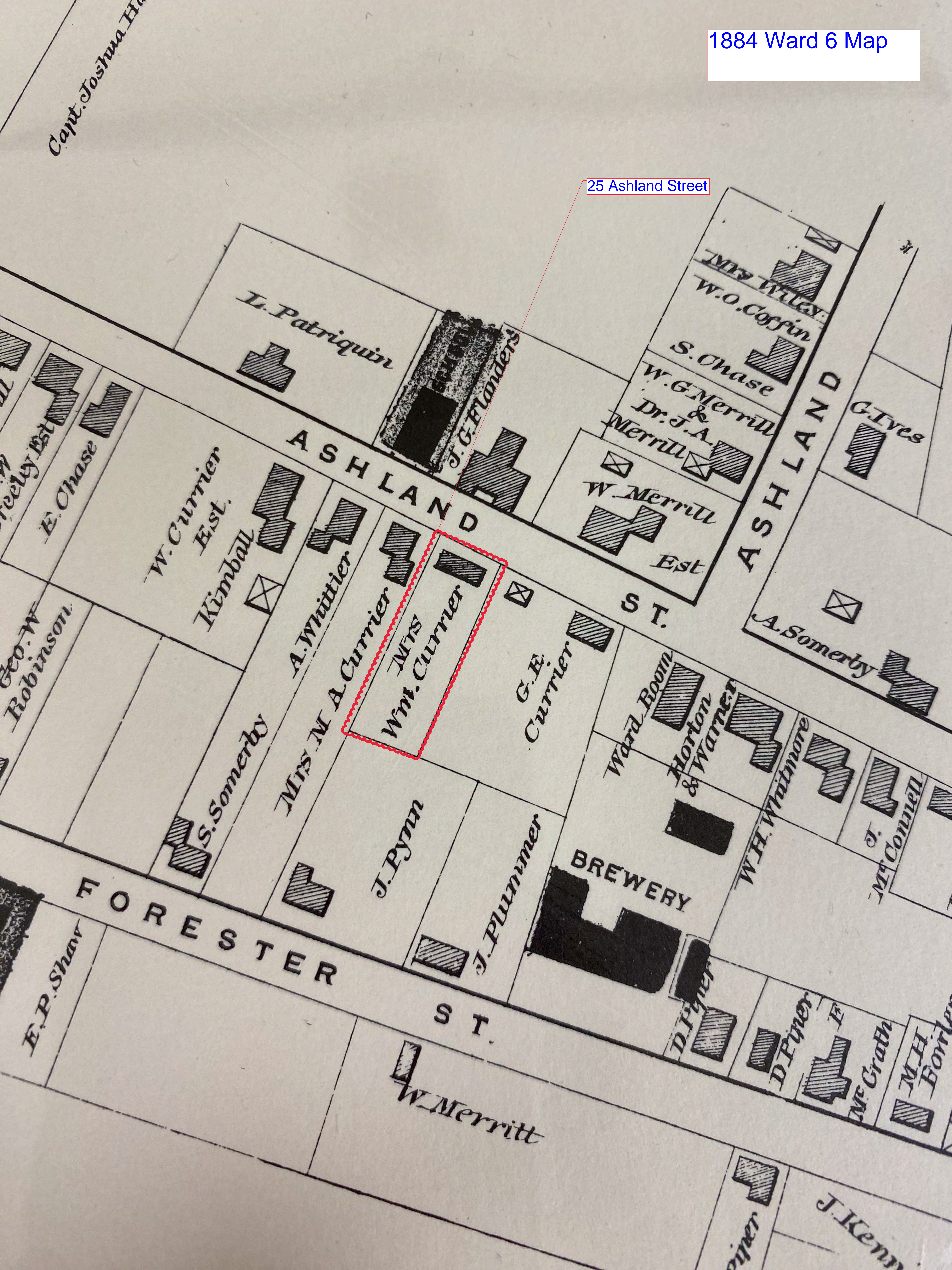


Legend

Municipal Boundary	Roads	Interstate	Major Road	Local Road	Railroad
Parcels					

Capt. Joshua H.

25 Ashland Street



25 Ashland

COOLIDGE

ASHLAND

6" W. PIPE

ASHLAND

33-31

29

27

25

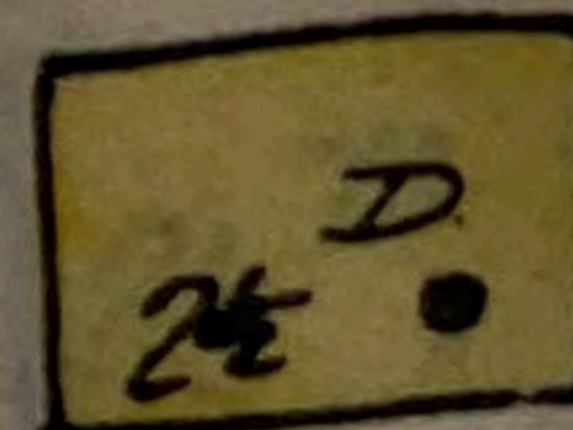
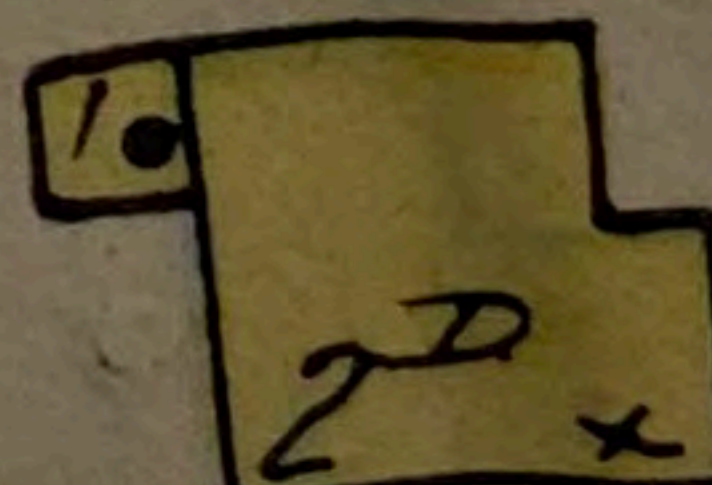
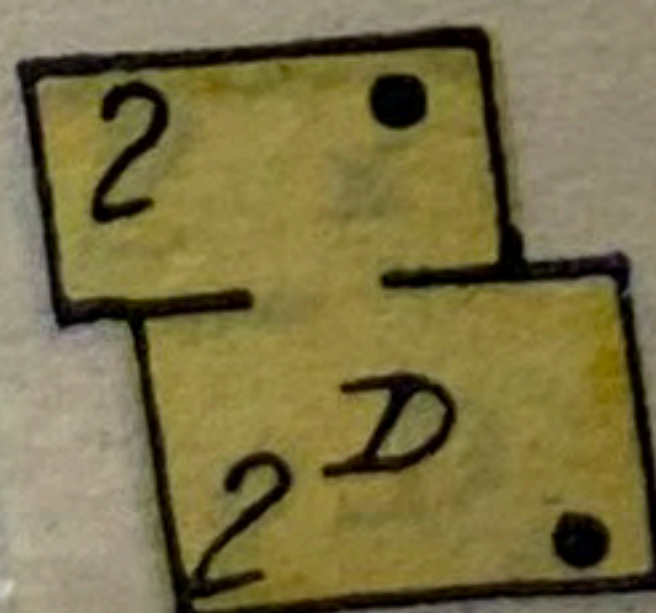
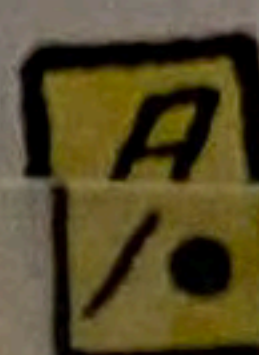
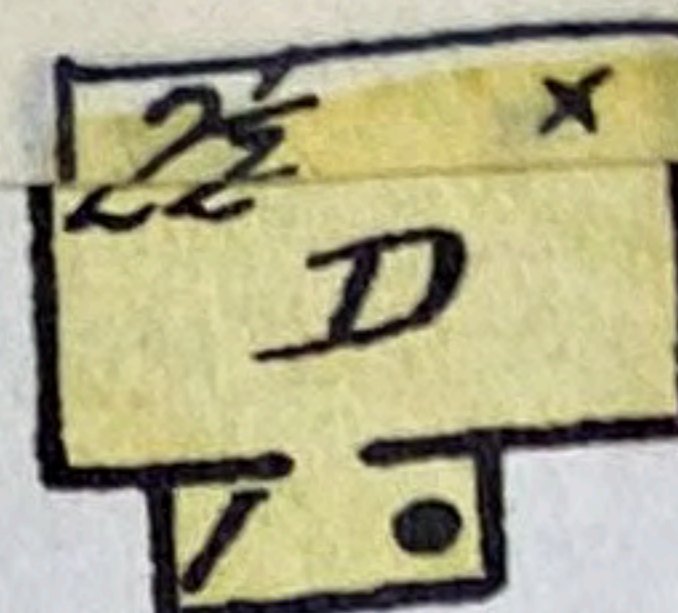
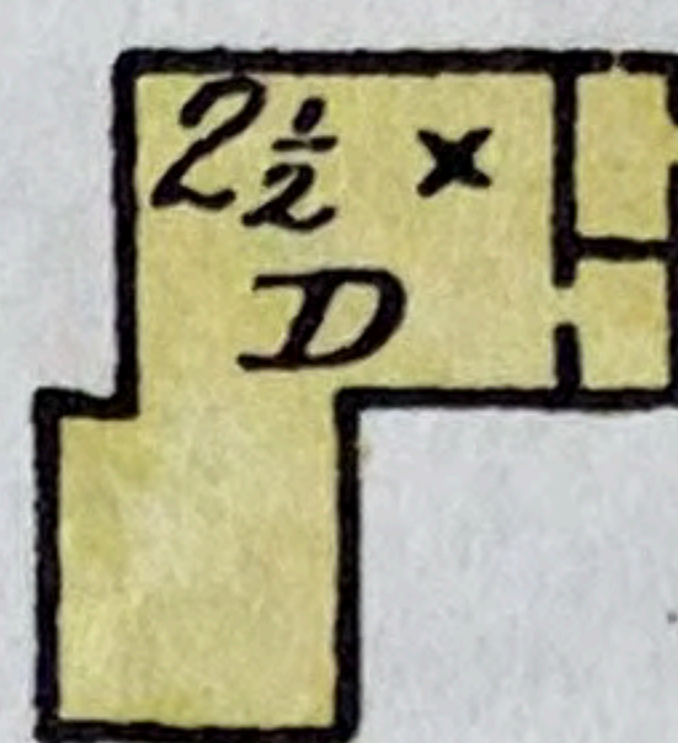
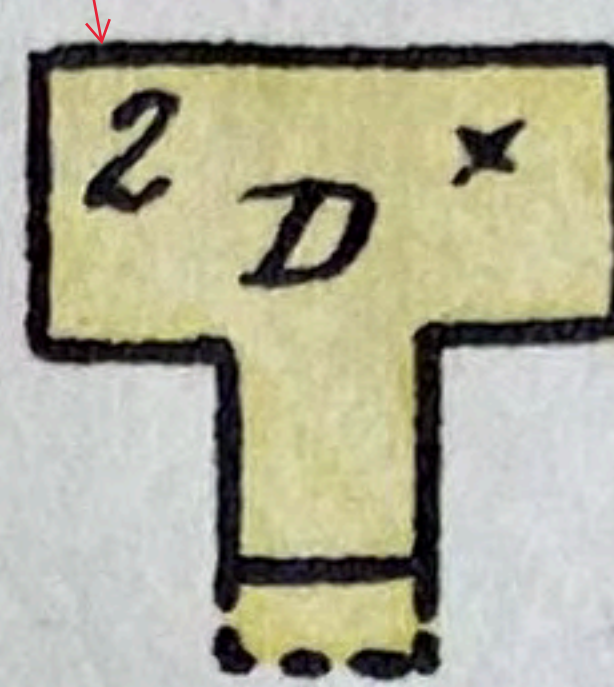
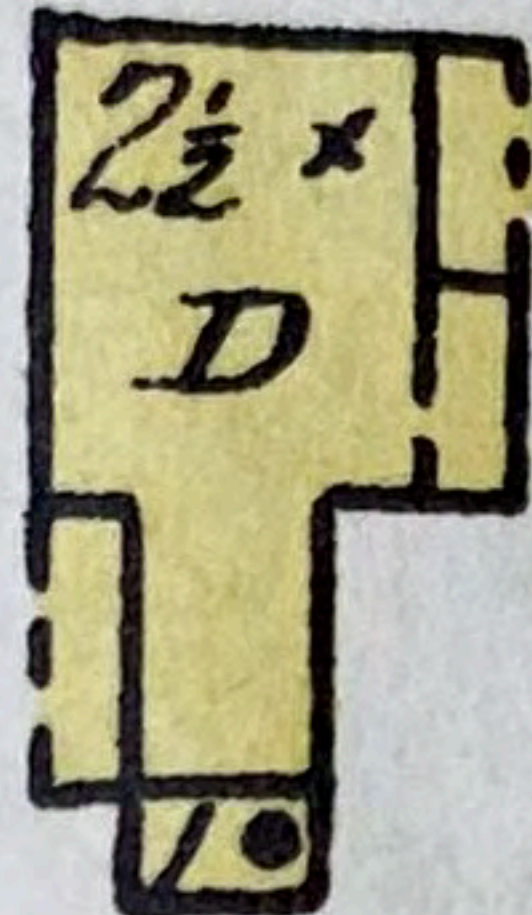
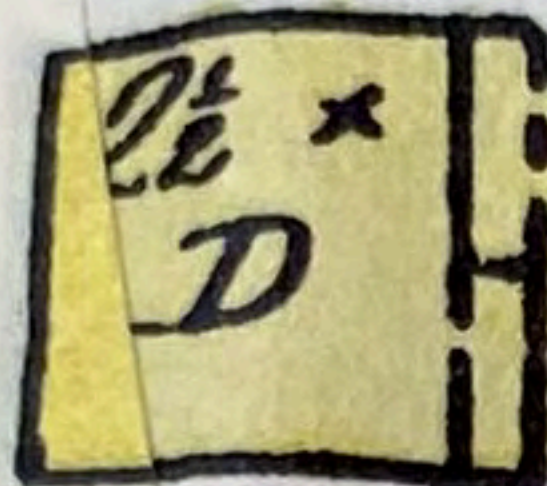
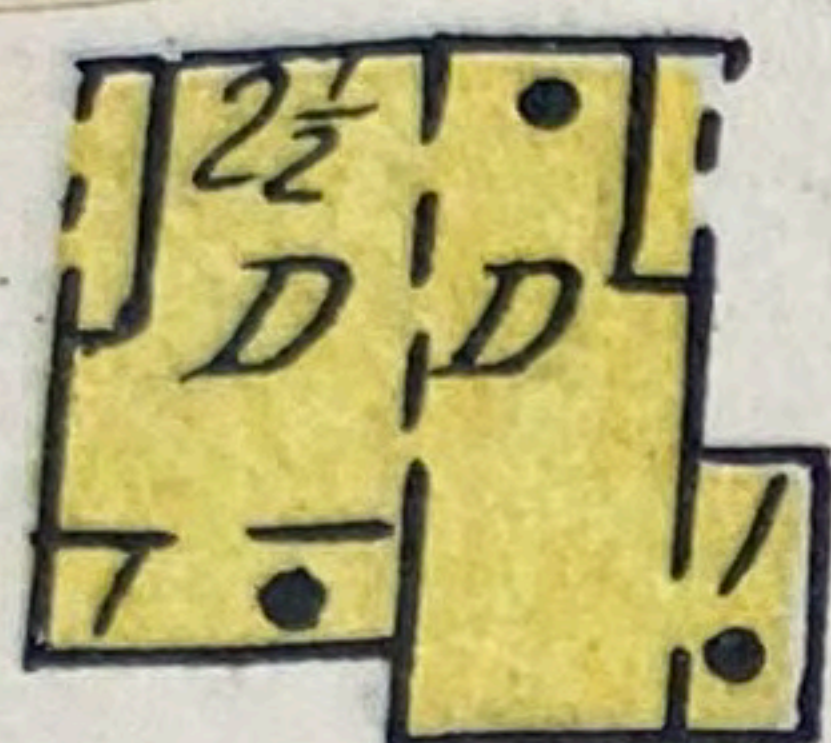
23

21-19

T.M. ASH.

50'

STANLEY AV.



50'

60'

6" W. PIPE

32

28 FORRESTER

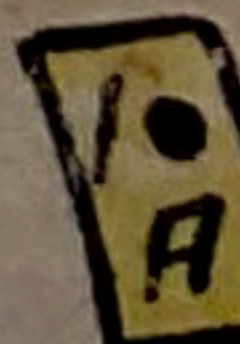
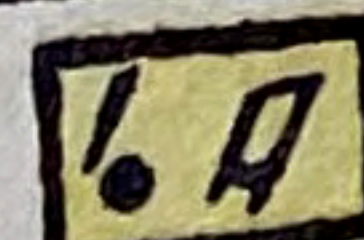
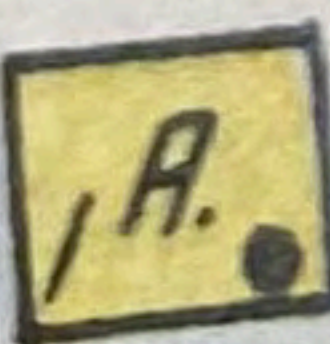
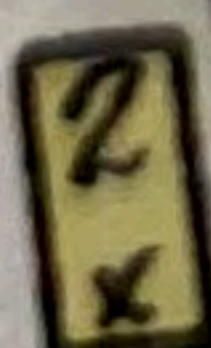
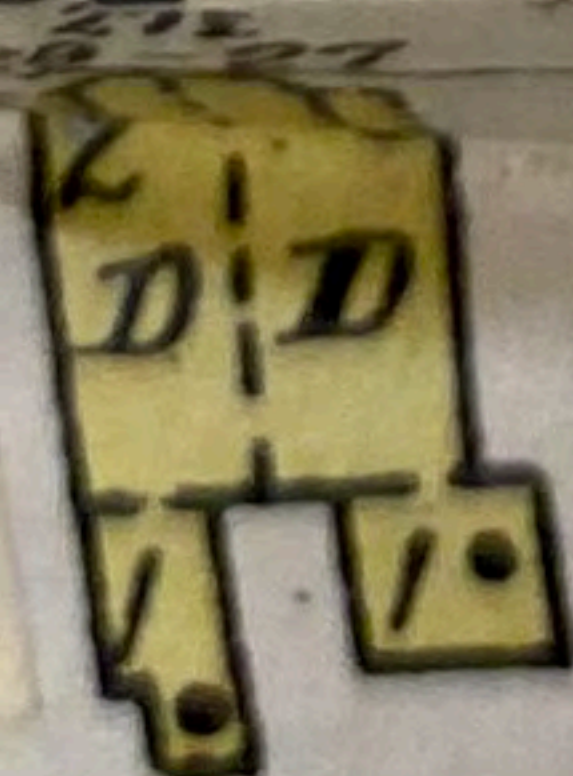
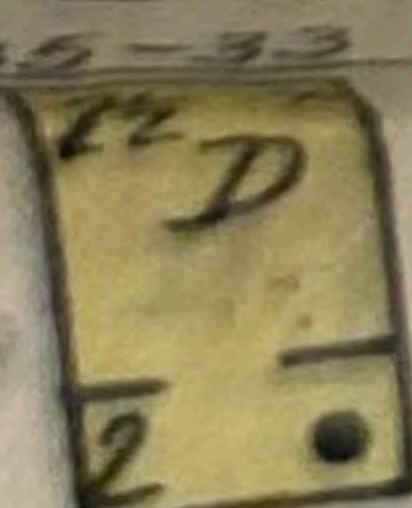
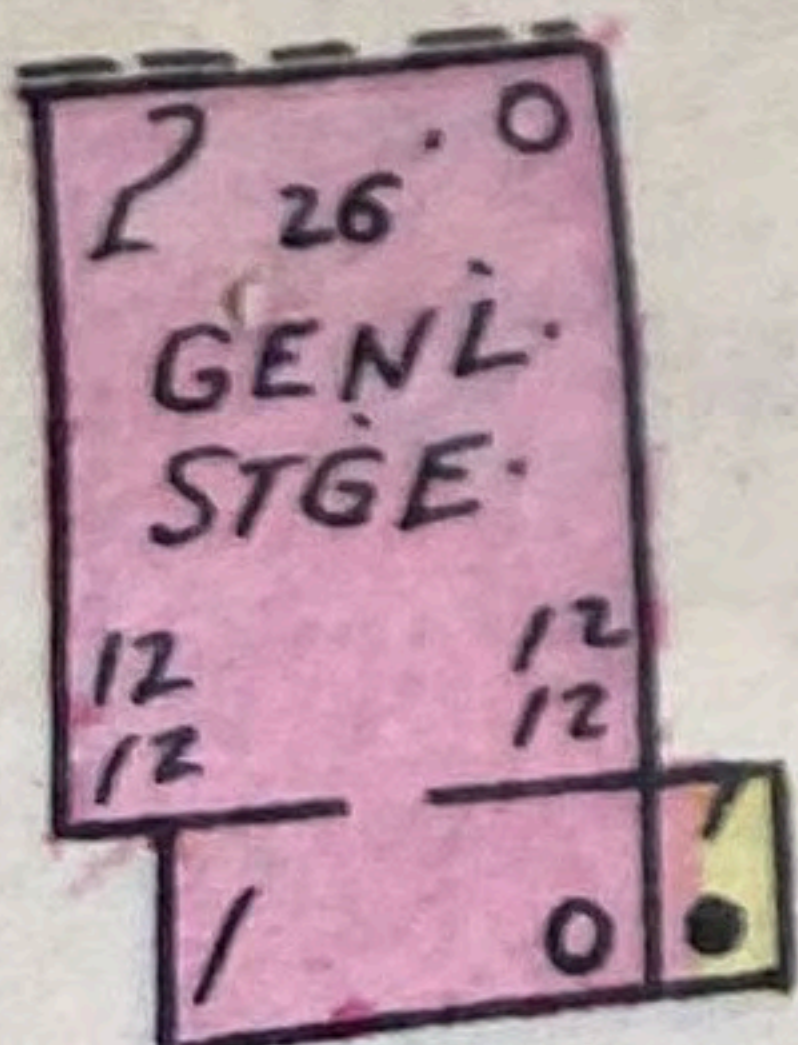
24

FOR

17 FORRESTER

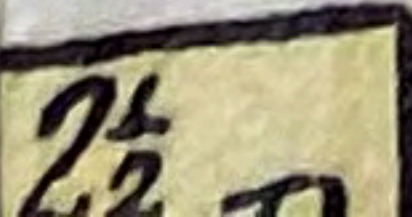
21

19



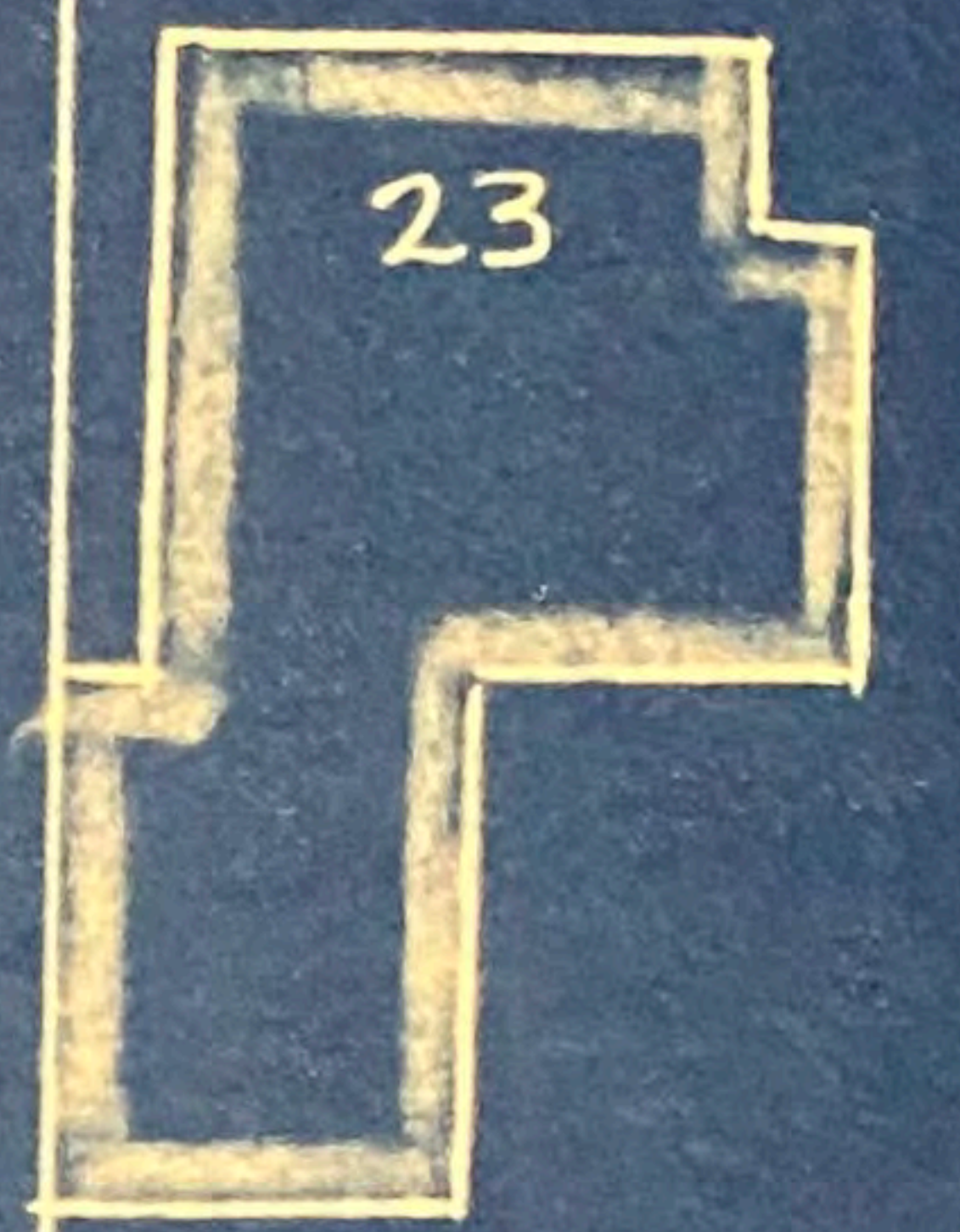
Handwritten note: v. n. l. m. w. l. d. H. m. g. l. m. w. l. d.

MAPLE



25 Ashland

ST.



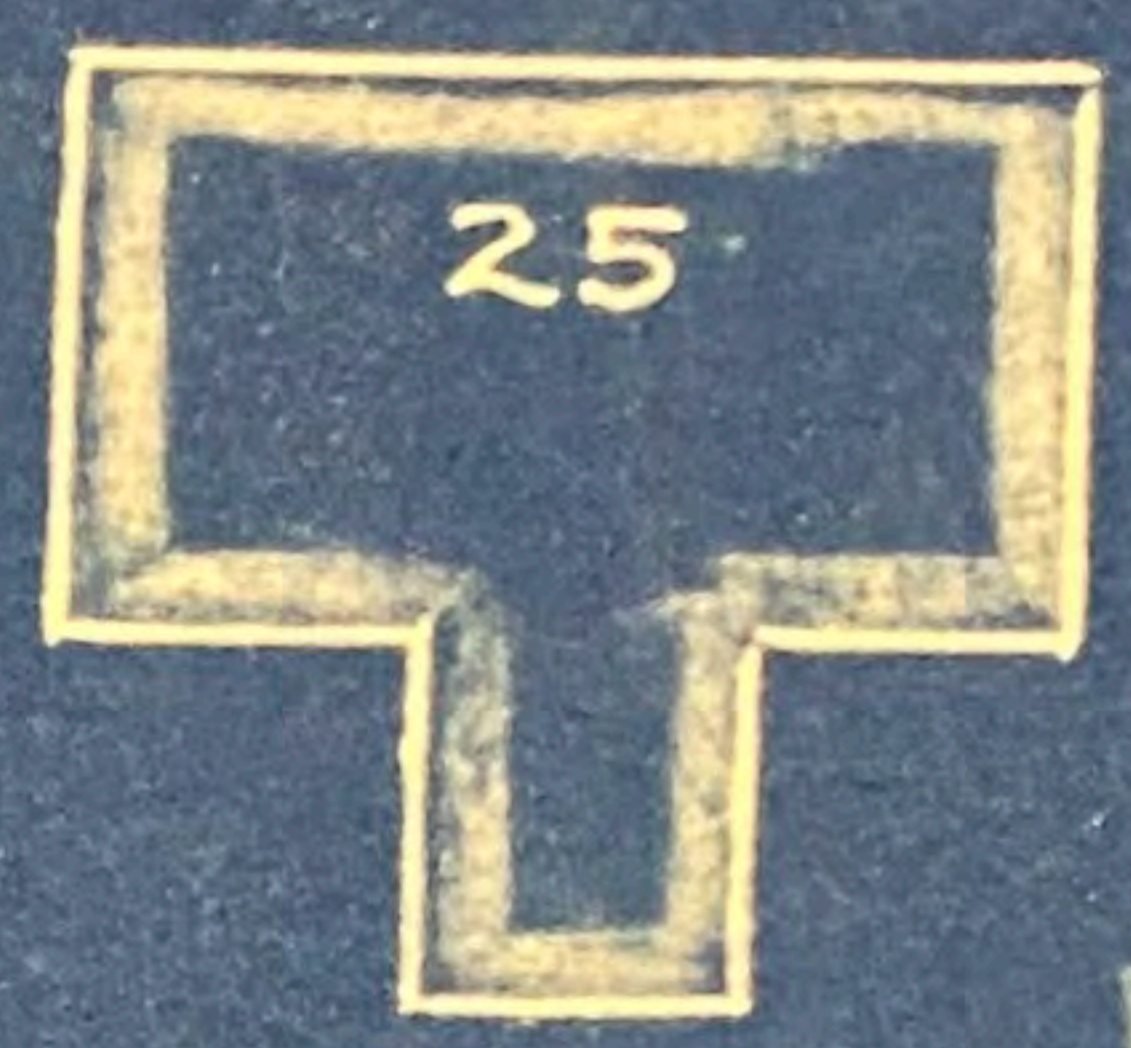
23

Emola E. Keizer



9340

Micha

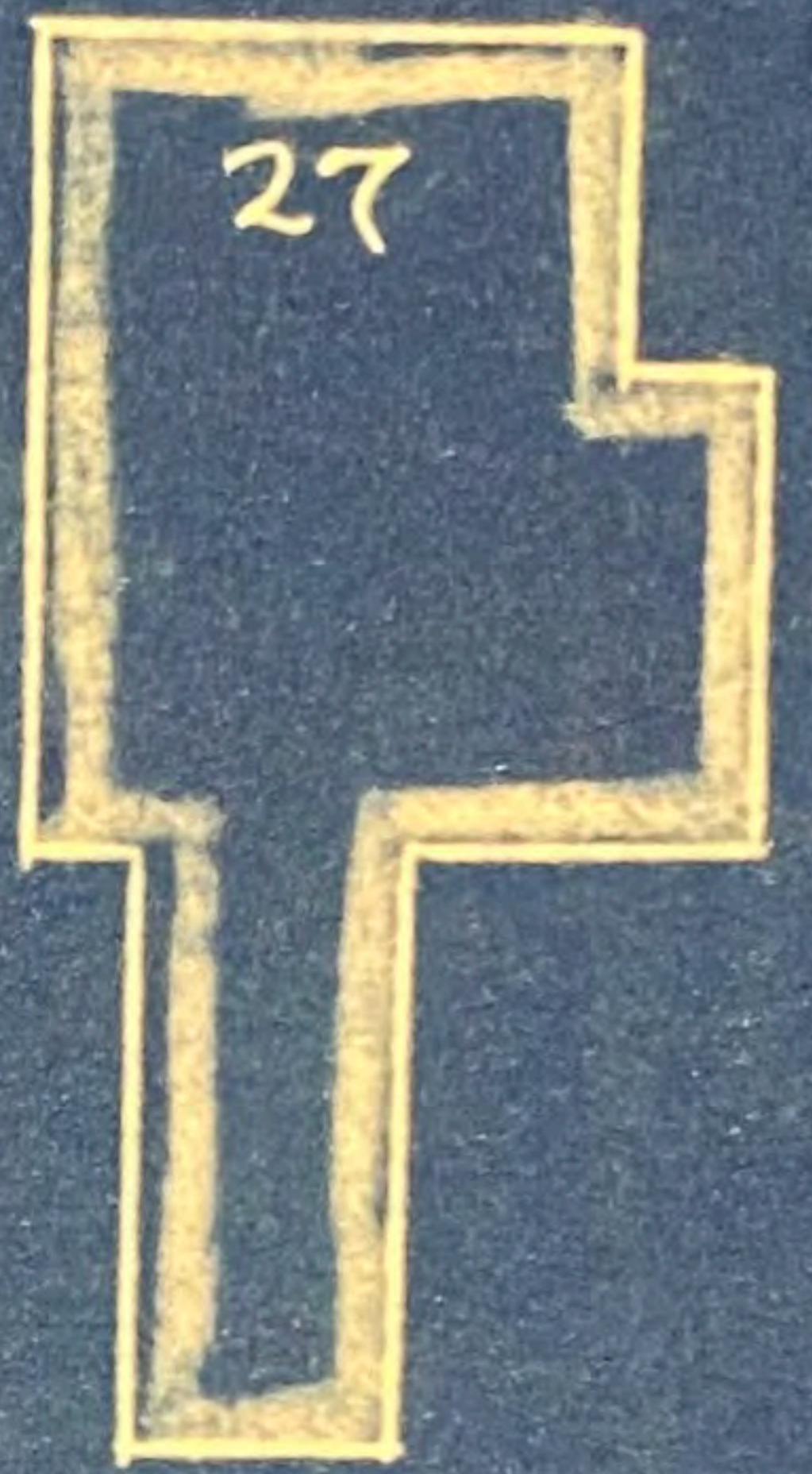


25

Eunice A. Williams

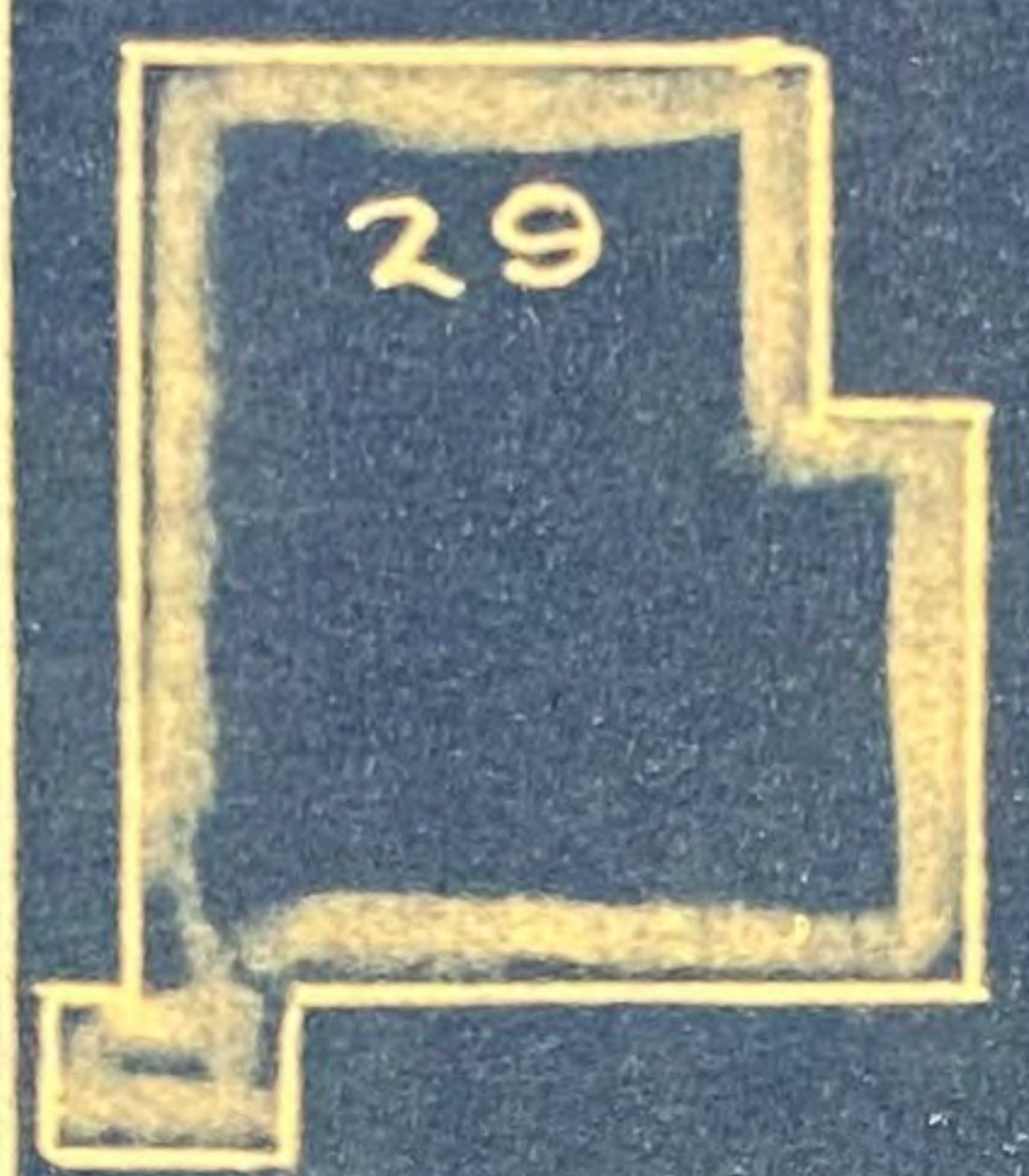
9430

19-



27

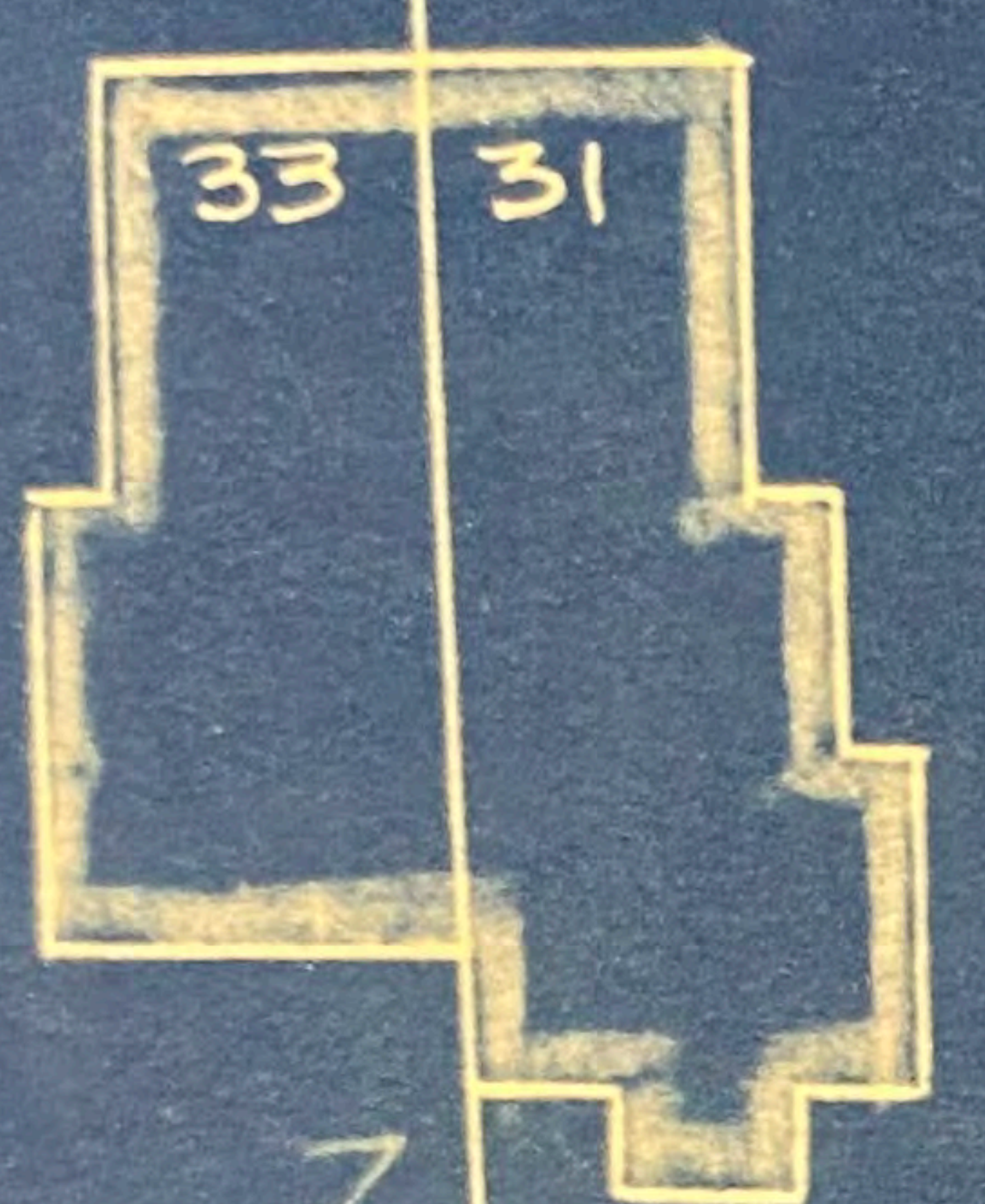
Sadie M. C



29

Chas. M. Watson

11,63

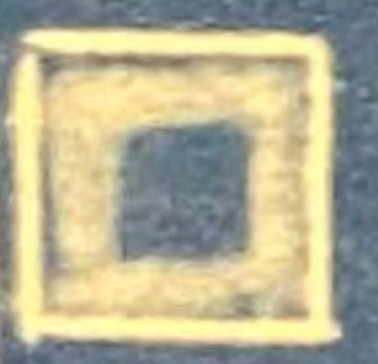


33

31



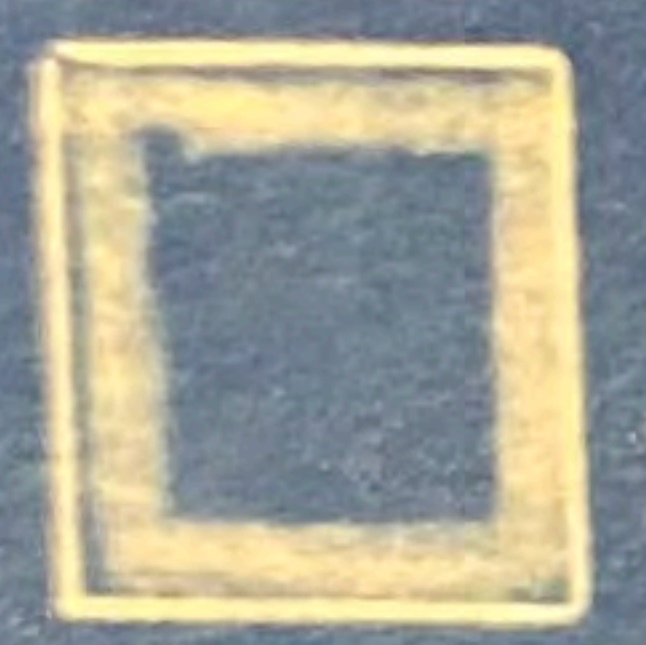
Maria



Earibino

6760

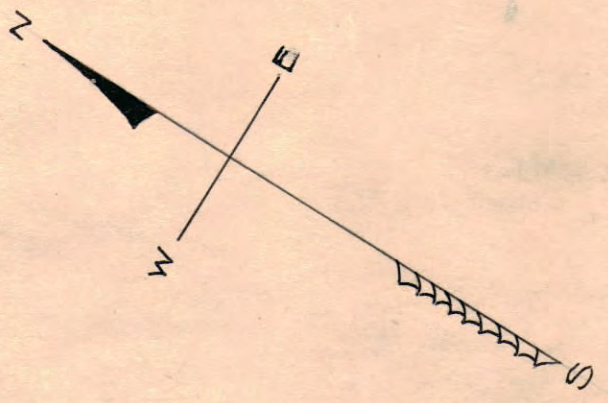
Mary W. Currier



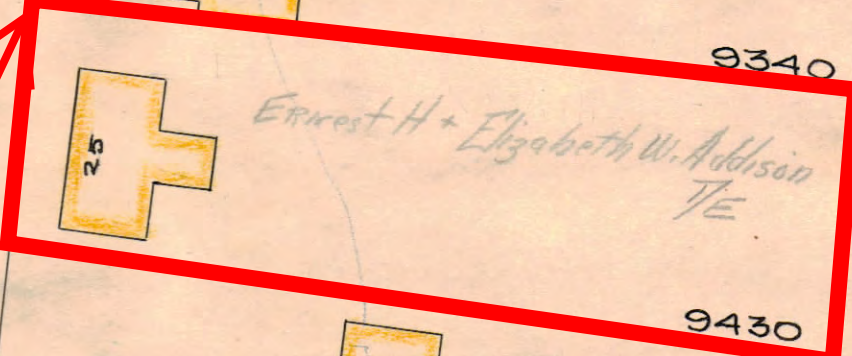
8010

STANLEY

1924 Assessors' Map



25 Ashland



**25 Ashland Street,
Newburyport**
Historical Background
(timeline)

- 1765 – Built on land that is now Atkinson Common
- 1850s – the Currier family purchases land that is now 25 Ashland Street
- Around 1860 – Historic Home moved to 25 Ashland Street
- 1873 – Eunice Atkinson Currier donated Atkinson Common land to the City by her will
- Around 1900 – First Addition Constructed
- 1998 – Applicant constructs the 1998 Addition

**25 Ashland Street,
Newburyport**
Historical Background
(owners)

- Eunice Atkinson Currier – donated Atkinson Common land to the City
- Branches of currier family lived on or near Ashland Street
- Currier family engaged in ship building and decking

25 Ashland Street, Newburyport

Current Conditions

- As indicated by a letter from Joseph Fix, P.E., Structural Engineer , the foundation of the First Addition is in poor condition:
 - “[t]he poor conditions and cracks in the foundation of the ell indicate poor structural integrity and the foundation requires repair, regardless of any other plans for renovation”
- Preserving the First Addition while repairing the foundation, whether for renovations or simply for repair, would require much difficulty, danger, and expense.
 - Would require underpinning





















1998 Addition

First Addition

Foundation Cracks

First Addition
Foundation





First Addition
Foundation

First Addition
Foundation



25 Ashland Street, Newburyport

Proposed Request

- DCOD Advisory Report regarding (a) the significance of the Structure; and (b) the relative importance of the Structure in the context of the block where it is located.
- The Historical Home contains the weight of the historical significance of the Structure
- The Structure has been the center of much change
- Proposed addition is in much of the same footprint as the two existing additions
- Proposed addition is subservient to the existing structure
- Picks up on the architectural details of the Historic Home
- Proposal is more deferential to the Historic Home compared to the First Addition

25 Ashland Street



25 Ashland Street

View of East Side
Elevation



25 Ashland Street

View of East Side
Elevation





First Addition

Historic Home

25 Ashland Street

View of West Side
Elevation



Historic Home

First Addition

1998 Addition



1998 Addition

First Addition

Historic Home



27 Ashland

25 Ashland

23 Ashland

21 Ashland



23 Ashland

25 Ashland

27 Ashland



19 Ashland

21 Ashland





27 Ashland

29 Ashland





31 Ashland

28 Ashland

30 Ashland



22 / 24 Ashland



20 Ashland



■ WALLS TO BE REMOVED
 FRONT: 0 SQ. FT.
 LEFT: 316.8 SQ. FT.
 REAR: 357.3 SQ. FT.
 RIGHT: 316.8 SQ. FT.
 TOTAL: 990.9 SQ. FT.

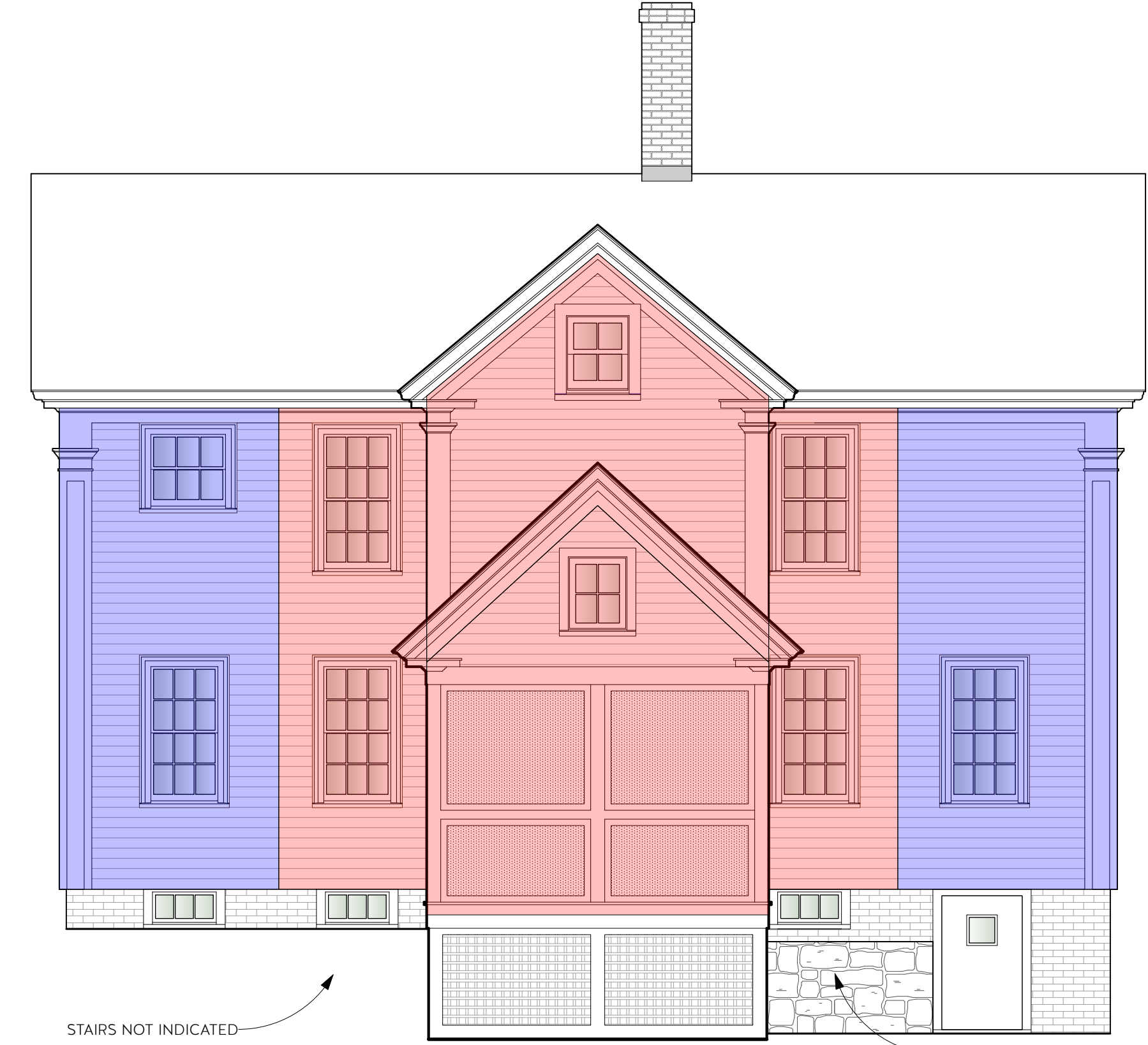
■ WALLS TO REMAIN
 FRONT: 520.3 SQ. FT.
 LEFT: 353.0 SQ. FT.
 REAR: 225.3 SQ. FT.
 RIGHT: 353.0 SQ. FT.
 TOTAL: 1451.6 SQ. FT.

TOTAL WALL AREA
 990.9 + 1451.6 = 2442.5 SQ. FT.

% OF WALL TO BE REMOVED
 990.9 / 2442.5 = 40.57 %



8 WEST (RIGHT SIDE) ELEVATION
Scale: 1/4" = 1'-0"



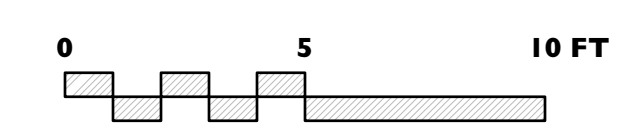
7 SOUTH (REAR) ELEVATION
Scale: 1/4" = 1'-0"



6 EAST (LEFT SIDE) ELEVATION
Scale: 1/4" = 1'-0"



5 NORTH (FRONT) ELEVATION
Scale: 1/4" = 1'-0"



THE SIMONDS RESIDENCE
 25 ASHLAND STREET NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2023-41	Project Manager X.X.	Date 4-5-24
----------------------	-------------------------	----------------

Scale: AS NOTED

CALCULATIONS

DCOD

COPYRIGHT 2024 SCOTT M. BROWN, ARCHITECTS, LLC

**25 Ashland Street,
Newburyport**

Letters of Support