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November 16, 2020

Newburyport Historical Commission
Attn: Glenn Richards, Chairman
60 Pleasant Street
Newburyport, MA 01950

Re: 265 Water Street; Demolition Delay Application

Dear Mr. Richards:

I represent the Petitioner, Walter Long (“Petitioner”) in the above matter. Mr. Long is the owner 265 Water Street and he is seeking to renovate his single family home (the “Property”).

The Property is located in the Agricultural Conservation Zoning District as well as in the DCOD. This home was built in or about 1710 according to the Assessor’s records. The Property is contributing to the Newburyport Historic District and has a Form B associated with it. The Form B lists the age of the home as “Early Eighteenth Century.”

The Petitioner proposes to remove an existing non-historic rear dormer and construct a full width shed dormer. This will raise the ridge height by 5”. The mean roof height will be raised by one foot. This roofline change is what brings the Property under the jurisdiction of the Historical Commission. The Zoning Determination from Jennifer Blanchet which is submitted with this application is indicative of this.

It should also be noted that as a result of the upward extension over preexisting nonconforming setbacks the Petitioner will be required to obtain a Special Permit for Nonconformities from the Zoning Board of Appeals. A Notice of Intent from the Conservation Commission will also need to be filed.

The Petitioner requests that you determine that the house is historically significant and that it is preferably preserved.

The Petitioner further requests that you approve the submitted plans and release the Property from demolition delay.

The Petitioner has submitted plans developed by Rachel Harris of Vesta Architecture which show the existing conditions and the proposed construction. She has also incorporated photographs of the Property in said plans.

The photos in Sheet A-1 show the Property to be a saltbox style home located on Water Street in the Joppa area bordering the Merrimack River. The view heading east along Water Street shows very little of the left side of the house and none of the rear due to the close proximity of the neighboring home. The view of the right side of the house heading westerly on Water Street shows the right side of the house but little if any views of the rear of the house. There is some limited view of the side of the existing dormer from the street. The profile of the existing dormer is visible when viewing from the sidewalk and in the park area heading west.

The purpose of the project is to create living space on the upper floor. The Petitioner requires the upward extension in order to maintain a usable ceiling height where the space can be used without the need to bend over or duck while standing or walking. It should be noted that the Petitioner's proposal is seven feet longer and one foot higher than what could have been constructed "by right" pursuant to Section 5-308(e) in accordance with the rules for exempt dormers.


As noted in the attached letter from Rachel Harris the building code requirements associated with insulation and structural requirements make the "by right" option too limiting with respect to head room. On sheet A-2 the "Section @ proposed dormer" graphic illustrates that a "by right" dormer will only provide 5 1/2" of ceiling height at the rear of the house. The upward extension cures this issue.

Moreover, the proposed upward extension/roofline change will not significantly change the form and shape of the building. From the front side the look will be barely perceptible and from the street the only view really is coming westerly. The rendering on A-2 illustrates the view from the street heading westerly which again shows only a limited portion of the dormer. Accordingly, most of the proposed work will not be visible from the street.

For the foregoing reasons the Petitioner respectfully requests the Commission approve the plans submitted and that it vote to release the Property from demolition delay.

Do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark W. Griffin', with a long horizontal stroke extending to the right.

Mark W. Griffin
mg

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: _____

Applicant: _____

Address: _____

Phone: _____ Email: _____

Owner (if different) _____

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

Architectural style: _____

- 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

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:

Describe alternatives to demolition that have been considered:

Please attach additional pages if necessary.

Applicant's Signature _____ Date _____

Owner's Signature (if different) _____ Date _____

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-06766

Name: Long Residence c/o Rachel Harris

Address: 265 Water Street Zoning District(s): A/C and DCOD

Request: Construct 3rd story addition from rear of attic level. Proposed roof form is not considered a "dormer" as it is not setback 3'-6" from either side wall.

ZONING BOARD REVIEW REQUIRED

Variance

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

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)
 - 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)

Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Review for substantial improvement

The name typed below represents the intent to sign the foregoing document:

Jennifer Blanchet 09/09/2020
Newburyport Zoning Administrator Date

FORM B - BUILDING

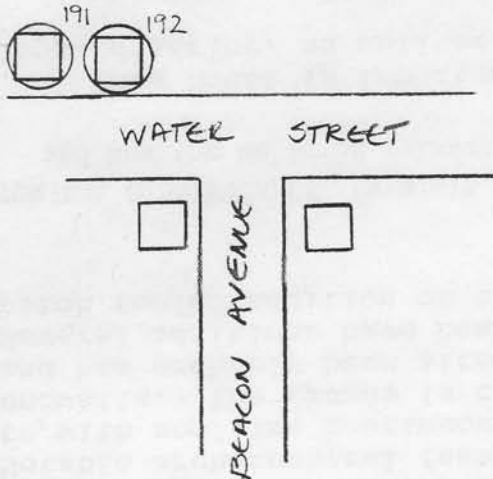
Area F	Form no. 192
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MASSACHUSETTS HISTORICAL COMMISSION



Newburyport
 Address 265 Water Street
 Historic Name Mariner Goodwin House
 Original Residence
 Present Residence
 Ownership: Private individual
 Private organization
 Public
 Original owner Unknown

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:
 Date Early Eighteenth Century
 Source _____
 Style Georgian
 Architect Unknown
 Exterior wall fabric Clapboards, shingles
 Outbuildings _____
 Major alterations (with dates) _____
 Moved _____ Date _____
 Approx. acreage 2,080 sq. ft.
 Setting in residential area of predominantly eighteenth century single family dwellings adjacent to the banks of the Merrimack River.

Recorded by Mary Jane Stirgwolt
 Organization Office of Community Development
 Date 10-27-80

(Staple additional sheets here)

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

The Mariner Goodwin house is an excellent example of the salt-box form as built in the New England area during the eighteenth century. Notable architectural features are the massive central chimney, the lean-to, with roofline continuous with that of the house, and the shingled endwalls. The facade is clapboarded. The doorway is simply detailed and has probably been altered since the original construction of the house. Several additions have been made to this house including the one story, pitch roofed addition on the Eastern endwall.

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

This house is important historically, for its location in the Joppa district, as well as architecturally.

The house was owned by the Goodwin family for most of the nineteenth century. The house is undoubtedly earlier but the original owner has yet to be documented. The Goodwin's had a cooperage and owned a schooner. By 1872, a Mrs. Jonathan Goodwin was living in the house and Mariner P. Goodwin was living at 263 Water Street. By 1884, Mariner Goodwin had moved to 265 Water Street and 263 Water Street had been sold.

The house at 265 Water Street remained in the Goodwin family until after 1924 at which time it was owned by Alice E. Goodwin.

BIBLIOGRAPHY and/or REFERENCES

- Assessor's Records 1890-1980
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
1884 Atlas of Essex County, G. H. Walker, Co.
R. Cheney, History of Merrimac River Shipbuilding, Newburyport, 1964.
Roland Woodwell, "An Introduction to Joppa", typescript, Newburyport
Historical Commission

STREET NAME: Water Street p. 6 of 12

Sheet #312

NEWBURYPORT
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
2470 249-251 F	30-3		ca 1875	Italianate	C
2471 255 F	30-4		ca 1880	mid-Victorian cottage	C
2472 257 F	30-5		ca 1875	Italianate double house	C
2473 261 F	30-6		ca 1875; ca 1975	Italianate double house; alterations	C
✓ 263 #191	30-7		ca 1715	timber frame vernacular	C
✓ 265 #192	30-8		ca 1710	central-chimney vernacular	C
— no #	30-9	vacant lot			
— no #	30-10	vacant lot			
— no #	30-11	vacant lot			
— no #	30-12	vacant lot			
2474 no # F	30-13		ca 1930	utilitarian clam shack	C
— no #	30-14	vacant lot			

265 WATER ST

Location 265 WATER ST

MBLU 30/ 8/ / /

Owner LONG WALTER B

Assessment \$913,400

PID 1657

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$460,900	\$452,500	\$913,400

Owner of Record

Owner LONG WALTER B

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 820

Book & Page 17197/0298

NEWBURYPORT, MA 01950

Sale Date 05/17/2001

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LONG WALTER B	\$0		17197/0298	1A	05/17/2001
LONG WALTER	\$303,743		15829/0492	1S	07/23/1999
NORTH SHORE BANK	\$62,000		15829/0490	1L	07/23/1999
PINSKY GERALD B	\$286,000		08315/0375	00	06/12/1986
TOWNE WILLIAM C	\$139,000		07671/0215	00	02/28/1985

Building Information

Building 1 : Section 1

Year Built: 1710

Living Area: 1,774

Building Attributes	
Field	Description
Style	Antique

Model	Residential
Stories:	2.5
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure:	Salt Box
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos/\01\00\69\15.jp>)

Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/1657>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	868	868	
FUS	Upper Story, Finished	708	708	
FHS	Half Story, Finished	288	144	
FAT	Attic	270	54	
CTH	Cathedral Ceiling	160	0	
UBM	Basement, Unfinished	868	0	
WDK	Deck, Wood	362	0	
		3,524	1,774	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$4,000	1

Land

Land Use

Use Code 1013
Description SFR WATER

Land Line Valuation

Size (Acres) 0.05
Depth 0
Assessed Value \$452,500

Outbuildings

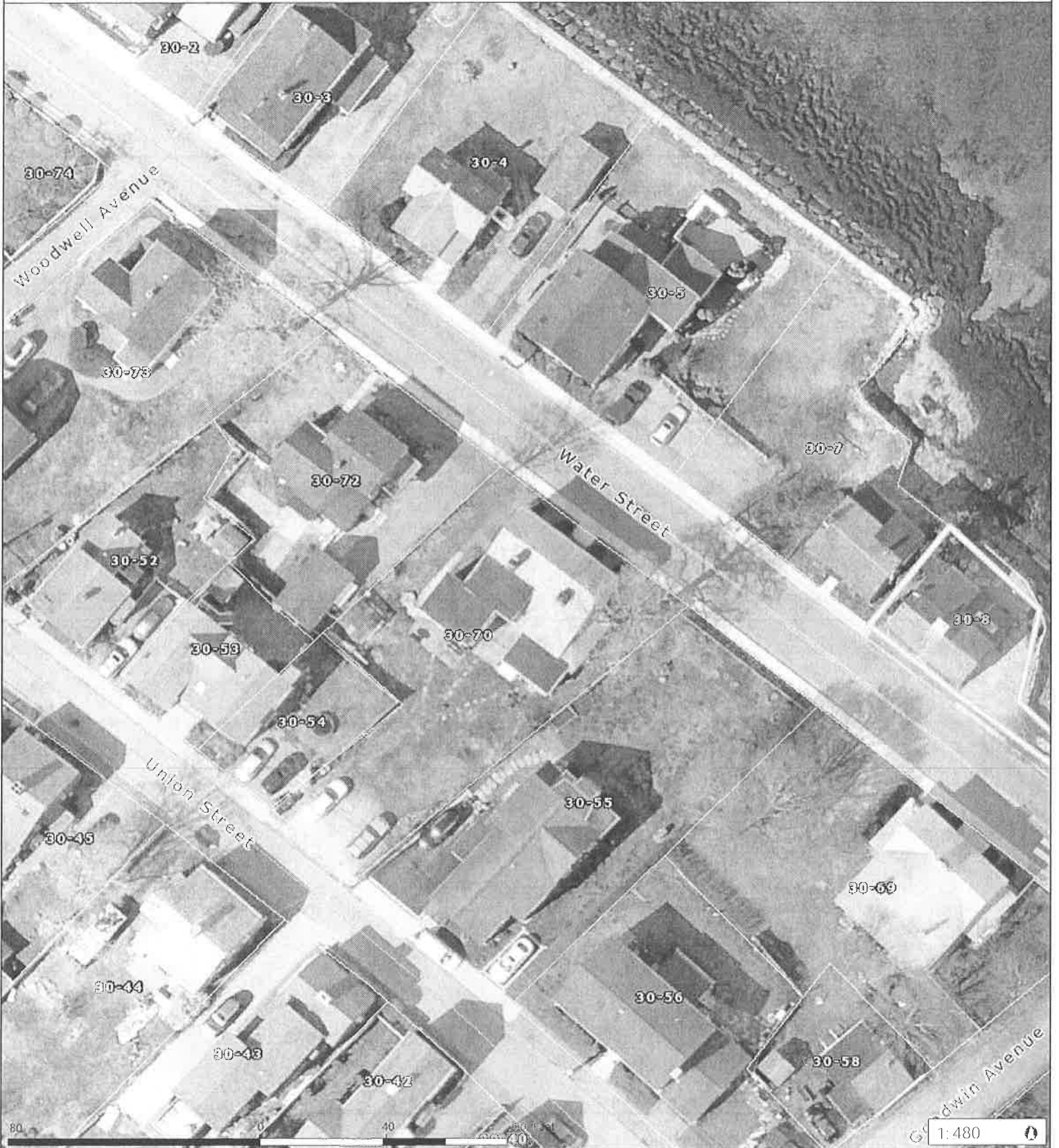
Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$420,700	\$433,200	\$853,900

City of Newburyport

11/12/2020



Map Scale: This map is intended to provide a general overview of the geographic area shown. It is not intended to be used as a legal document. The City of Newburyport is not responsible for any errors or omissions on this map. The City of Newburyport is not responsible for any damages or losses resulting from the use of this map. The City of Newburyport is not responsible for any claims or lawsuits filed against the City of Newburyport or its officials, employees, or agents, in any capacity, arising out of or from the use of this map.



Legend	
	Boundary From Landlot
	Water
	Name
	Map Road
	City Plot
	Lot Number

1:480



Street Side from Left



Street Side/Front



Street Side from Right



Proposed: Street Side from Right Rendering



Street Side from Right



From Park Area on Right



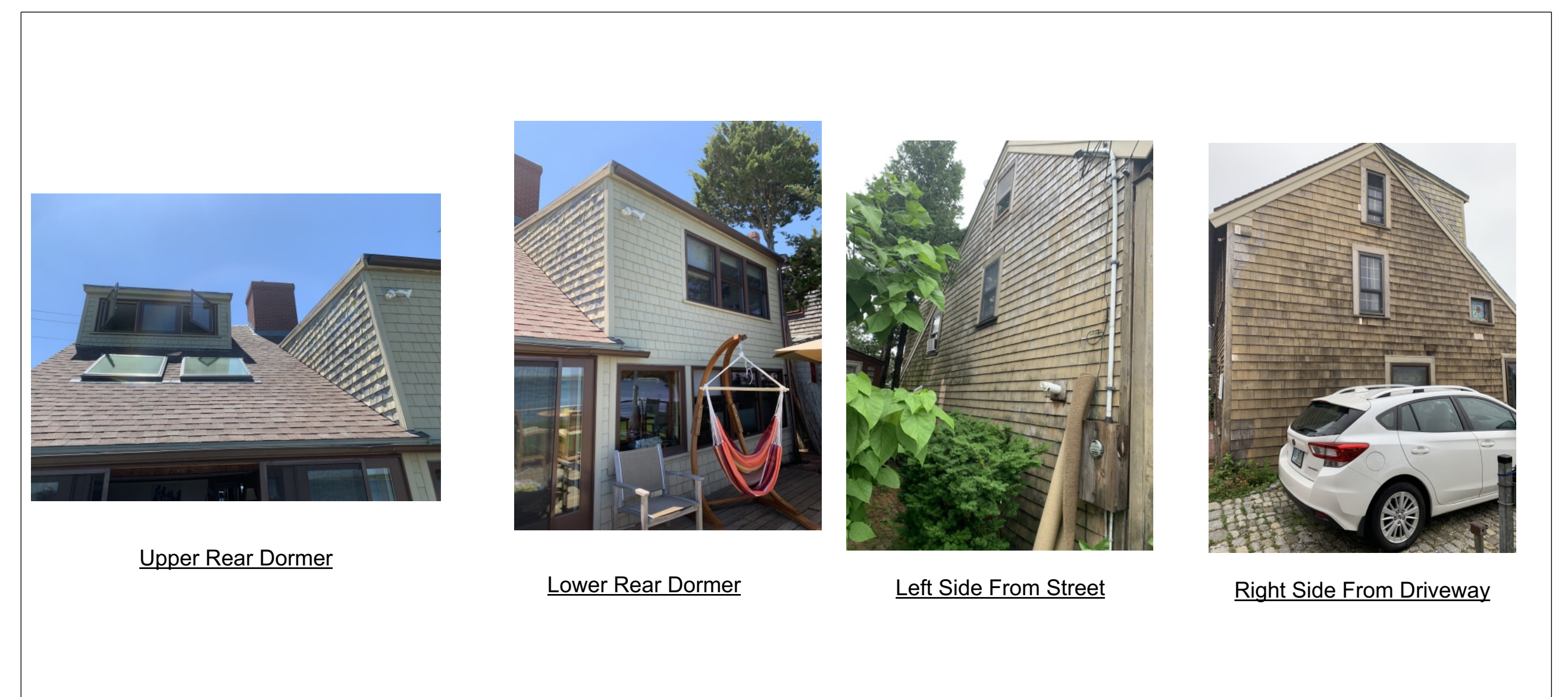
From Parking Area on Right



From Water Side/Rear

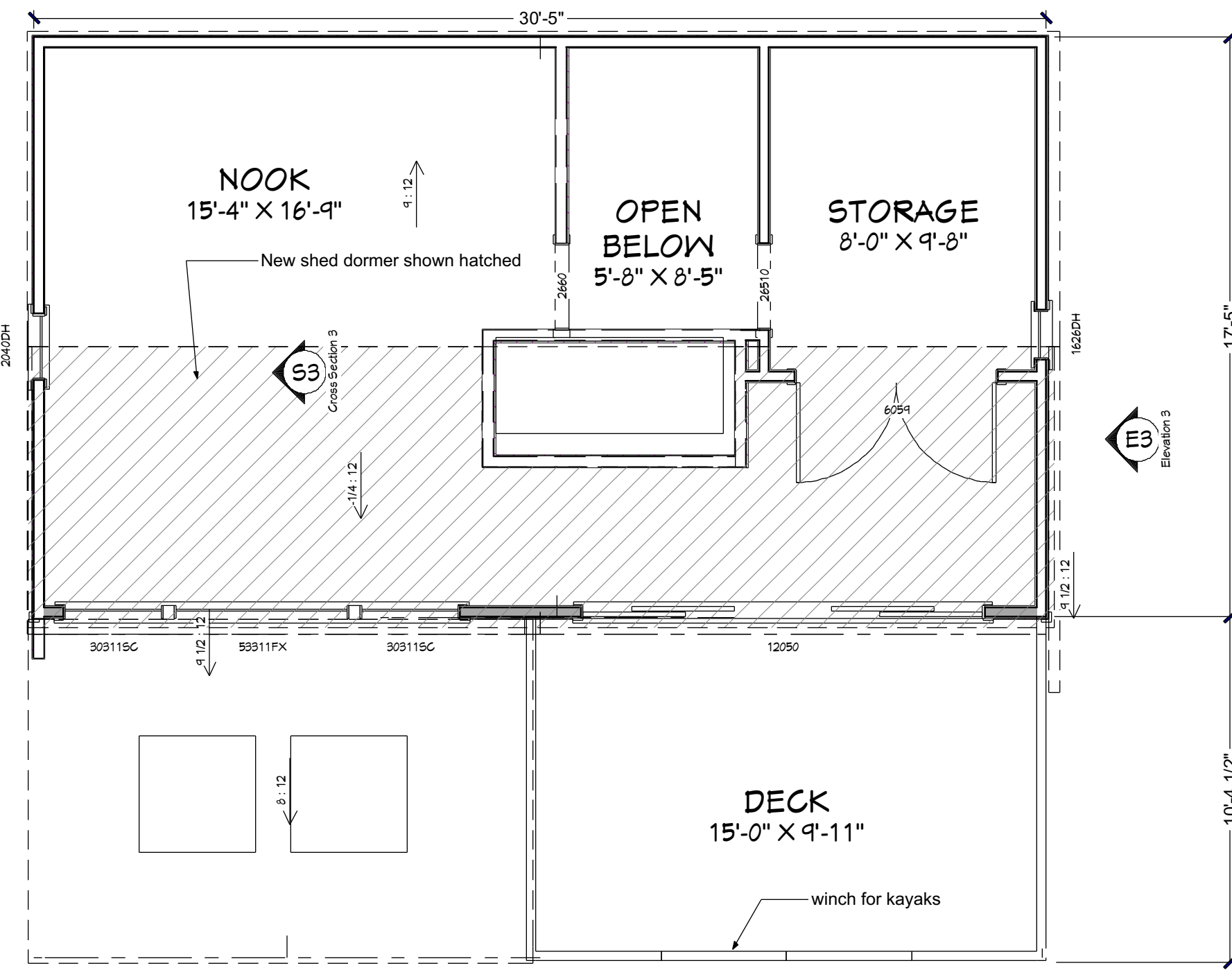


From Water Side/Rear Close Up



Close Up Views

Project Description: New shed dormer across entire rear of house, 1/4" roof pitch. Remove existing non-conforming dormer and remove low pitch rubber roof on other existing shed dormer and convert to deck.



PROPOSED 3RD FLOOR



EXISTING LEFT ELEVATION

EXISTING REAR ELEVATION

EXISTING RIGHT ELEVATION



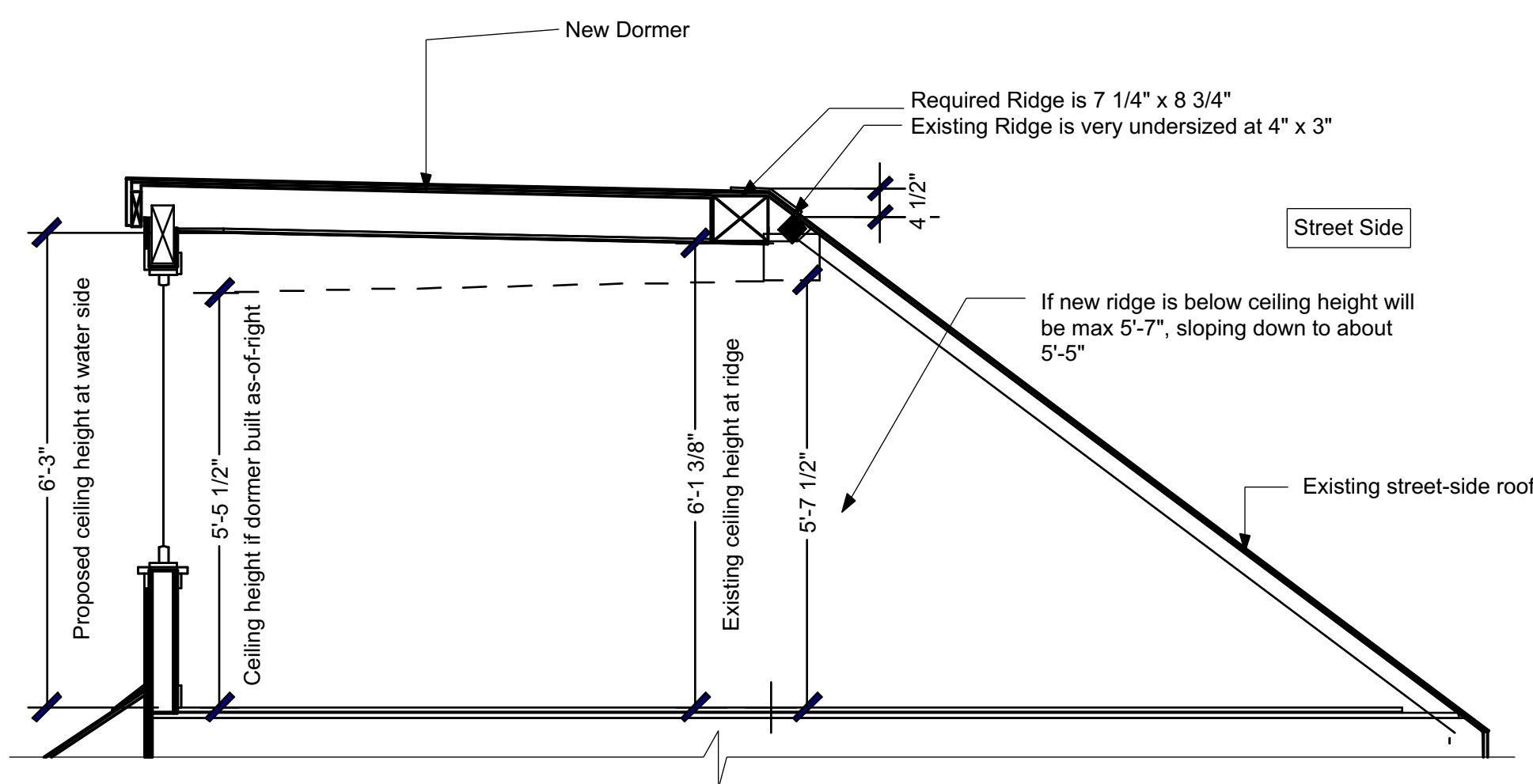
FULL SHED



PROPOSED LEFT ELEVATION

PROPOSED REAR ELEVATION

PROPOSED RIGHT ELEVATION



SECTION @ PROPOSED DORMER

VESTA
ARCHITECTURE
LLC
195 Market Street
Amesbury, MA 01913
978-902-2021
archvesta.com

Demolition Permit Application
NOT FOR CONSTRUCTION
9/15/20

Long Residence
265 Water St
Newburyport, MA

Plan & Elevations
Scale: 1/4" = 1'-0"

A-2