

CITY OF NEWBURYPORT
HISTORICAL COMMISSION
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400

Request for Historical Report

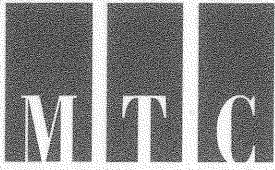
Applicant: Christopher and Holly Ragusa, Trstee, c/o Lisa Mead, Mead, Talern
Mailing Address: 30 Green Street
Newburyport MA 01950
Phone: 9784637700
Email: Lisa@mtclawyers.com
Property Address: 276 High Street

The subject property is located within the: Downtown Overlay District (DOD)
 Demolition Control Overlay District (DCOD)

The Special Permit is for the following request:
Renovate and move barn from one part of the lot to another. Remove later added additions to the barn.

Christopher Ragusa
Signature of Applicant

4/28/21
Date



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

April 28, 2021

By Hand/Electronic

Glen Richards, Chair
Historic Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Advisory Review Demolition Control Overlay District and Demolition Delay;
276 High Street, Newburyport, MA (the "Property")
Assessor's Map: 13 Lot: 8

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents the Christopher and Holly Ragusa, Trustees, the owners of the Property (the "Applicant") relative to a proposed moving of the barn located upon the Property.

The Property is located in the R2 Zoning District and Demolition Control Overlay District ("DCOD") under the Newburyport Zoning Ordinance (the "Ordinance") and is improved with a single family structure and a free standing barn. No work is proposed on the single family structure which was constructed around 1850. The barn also dates approximately to 1850 but has had some later added addition. Both structures are listed in the District Data Sheets.

The Property is 18,974 square feet where 10,000 square feet are required and includes 90.5 feet of frontage where 90 feet are required. The barn is currently located 10.8 feet off of the southerly lot line and near the middle of the Property. The Applicants propose to relocate the barn to the rear third of the Property and to locate the barn 11 feet off of the northerly lot line where 10 feet are required.

The proposed removal of a later added rear addition and right side addition along with the movement of the barn from one location on the lot to another constitutes demolition under Section XXVIII of the Ordinance. In accordance with Section XXVIII(E)(4) the Applicant seeks an Advisory Report regarding: *"... (a) the significance of the historic building or structure proposed for demolition; and (b) the relative importance of such historic building or structure in the context of the block where such building or structure is located."*

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

History and Condition

The barn was built in or around 1850 according to the District Data Sheets and is described as a carriage house. (Exhibit A). There is no Form B for this property. The District Data Sheets consider the house and the barn to be contributory to the district. You can see the location of the barn on the attached group of Sanborn Maps and the City Assessor's Maps dated 1900, 1906, 1914 and 1925 respectively. (Exhibit B). It would appear as though a portion of the rear addition was added between 1914 and 1925 from these plans.

In 1849 the then owner of the premises¹, Thomas Emery, who also owned the adjacent parcel of land, deeded the land now known as 276 Hight Street to Edwin Grosvenor, a physician. There is no indication in the deed that there are any buildings on the land at the time. (Book 431 Page 86) In 1863 by the time Grosvenor conveyed the Property, Newburyport had split from Newbury. Grosvenor had died and his estate conveys via descendency to Henry Merrill. This deed, Book 662 Page 7, includes reference to the "buildings" thereon. It would appear therefore, that the structures on the Property were constructed between 1849 and 1863.

The Property was later added to by a further conveyance of another portion of land owned by Rufus Emery, the grandson of the aforementioned Thomas Emery. (Book 2027 Page 592) to Henry Merrill. The Property remained in the Merrill family from 1863 until 1917 when it was conveyed to Edith Bartlett. (Book 2376 Page 461 and 462). The Bartlett family owned the Property until it was conveyed to the Applicants in 2020.

There is no indication through the registry or via other records exactly when the barn was constructed. What is clear though, however, is that the barn has undergone several transformations by the addition of a section to the south and to the east.

I have attached hereto as Exhibit C, a current conditions report and likely historical report concerning the barn by Arron Sturgis of Preservation Timber Framing, Inc.

Proposed Demolition

The Applicant is proposing to remove the later added additions on the southerly and easterly side as noted in the attached proposed architectural plans. Move the barn to the north-easterly section of the property and provide for a new level foundation and repairs in accordance with Mr. Sturgis report and new additions as shown on the architectural plans.

The original barn will stay intact and the proposed addition on the rear will clearly be subservient to the existing and original structure. The barn will once again be able to become a useful and used accessory building on the Property.

Requested Advisory Determination

As a result, the Applicant requests that the Commission advise the Zoning Board in accordance with the Ordinance, "...*(a) the significance of the historic building or structure proposed for demolition; and (b) the relative importance of such historic building or structure in the context of the block where such building or structure is located.*"

¹ In 1849 one might recall that Newburyport was still a portion of Newbury. Title references are therefore to Hight Street in Newbury.

Please do not hesitate to contact me at 978-463-7700 if you have any questions.

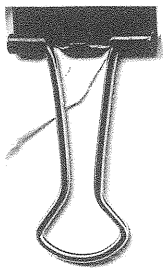
Respectfully submitted
Christopher and Holly Ragusa, Trustees
By their Attorney

A handwritten signature in black ink, appearing to read "Lisa L. Mead". The signature is stylized with a large, sweeping loop at the beginning and a horizontal line extending to the right.

Lisa L. Mead

Attachment
cc: client

EXHIBIT A



*Do Not
Throw away*

Newburyport Historic District

District Data Sheets

National Register of Historic Places

Listed August 2, 1984

Provided by
Massachusetts Historical Commission
220 Morrissey Blvd
Boston, MA 02125
(617) 727-8470
WWW.STATE.MA.US/SEC/MHC

	53-71		Ca 1800; ca 1840	Federalist; Greek Revival	C
	53-70		Ca 1845	Greek Revival/House & Carriage House	C
	53-69		Ca 1925-1935	Arts & Crafts	MC
258	53-68		Ca 1960	Contemporary	INT
252	53-67		Ca 1845	Greek/Gothic Revival-sidehall cottage/House & Carriage House	C
254	53-66		Ca 1860	Italianate	C
256	53-17		Ca 1970	Colonial Revival	INT
258	53-16		Ca 1950	Colonial Revival	INT
260	56-37	Cartland-Whittier-Fitzgerald House	Ca 1800	Federalist	C
262	56-36	Thomas Coker House	Ca 1795	Late Georgian	C
264	56-35		Ca 1775-1800	Late Georgian	C
266	56-34A		Ca 1775-1800	Late Georgian	C
270	56-33	Pike-Parton House	Ca 1870	Italianate	C
272	59-71	Emery-Parton House	1796	Federalist	C
276	59-70		Ca 1850	Greek Revival/House & Carriage House	C
278	59-69		Ca 1960	Colonial Revival	INT
280	59-68		Ca 1895	Queen Anne	C
282-284	59-67		Ca 1810; 1900	Federalist; alterations	C
286	59-66	First Church of Christ Scientist	Ca 1940-1945	Colonial Revival	INT
294	62-48		Ca 1890	Queen Anne	C
296	62-47		Ca 1900	Colonial Revival	C
298	62-46		Ca 1930	Colonial Revival	C
300	62-45	Belleville Cong. Church Belleville Vestry	1867; ca 1867; ca 1930	Italianate; Greek Revival; alterations	C
304	62-44		Ca 1870	Sidehall Italianate	C
308	62-43		Ca 1870	Sidehall Italianate	C
310	62-42		Ca 1870	Italianate	C
312	62-41		Ca 1860	Italianate	C
314	62-40		Ca 1850	Sidehall Greek Revival/Italianate	C
316	66-7		Ca 1775	Central-chimney half house	C
320	66-6		Ca 1810; ca 1900	Federalist; Colonial Revival	C
322	66-5		Ca 1860	Sidehall Victorian cottage	C
324	66-4		Ca 1810	Federalist/Double House	C
326	66-3		Ca 1810	Federalist/Double House	C
328	66-2		Ca 1870	Sidehall Italianate	C
330-332	66-1	J. T. Rowe Shoe Building	Ca 1860	Astylistic Victorian	C
334	66-36		Ca 1870; ca 1960	Sidehall Italianate; Colonial Revival	MC

276 HIGH ST

Location 276 HIGH ST

MBLU 59/ 70/ / /

Owner RAGUSA CHRISTOPHER M TRUSTEE

Assessment \$834,400

PID 4043

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$524,600	\$309,800	\$834,400

Owner of Record

Owner RAGUSA CHRISTOPHER M TRUSTEE
Co-Owner HOLLY P RAGUSA TRUSTEE
Address 89 LEDGE RD #3
SEABROOK, NH 03874

Sale Price \$638,500
Certificate
Book & Page 39040/0477
Sale Date 10/09/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RAGUSA CHRISTOPHER M TRUSTEE	\$638,500		39040/0477	00	10/09/2020
BARTLETT WILLIAM M	\$0		12829/0307	1A	11/21/1994
BARTLETT RICHARD M	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1870
Living Area: 2,395

Building Attributes	
Field	Description
Style:	Antique
Model	Residential

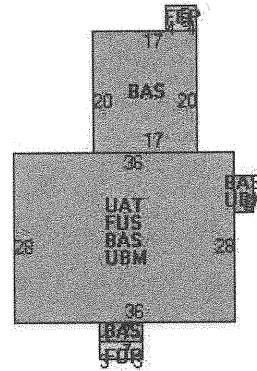
Grade:	Average +20
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPphotos/\01\00\34\04.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPphotos//Sketches/4043_41)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,387	1,387	
FUS	Upper Story, Finished	1,008	1,008	
FEP	Porch, Enclosed	20	0	
FOP	Porch, Open	21	0	
UAT	Attic	1,008	0	
UBM	Basement, Unfinished	1,026	0	
		4,470	2,395	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$3,100	1

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.44
Depth 0
Assessed Value \$309,800

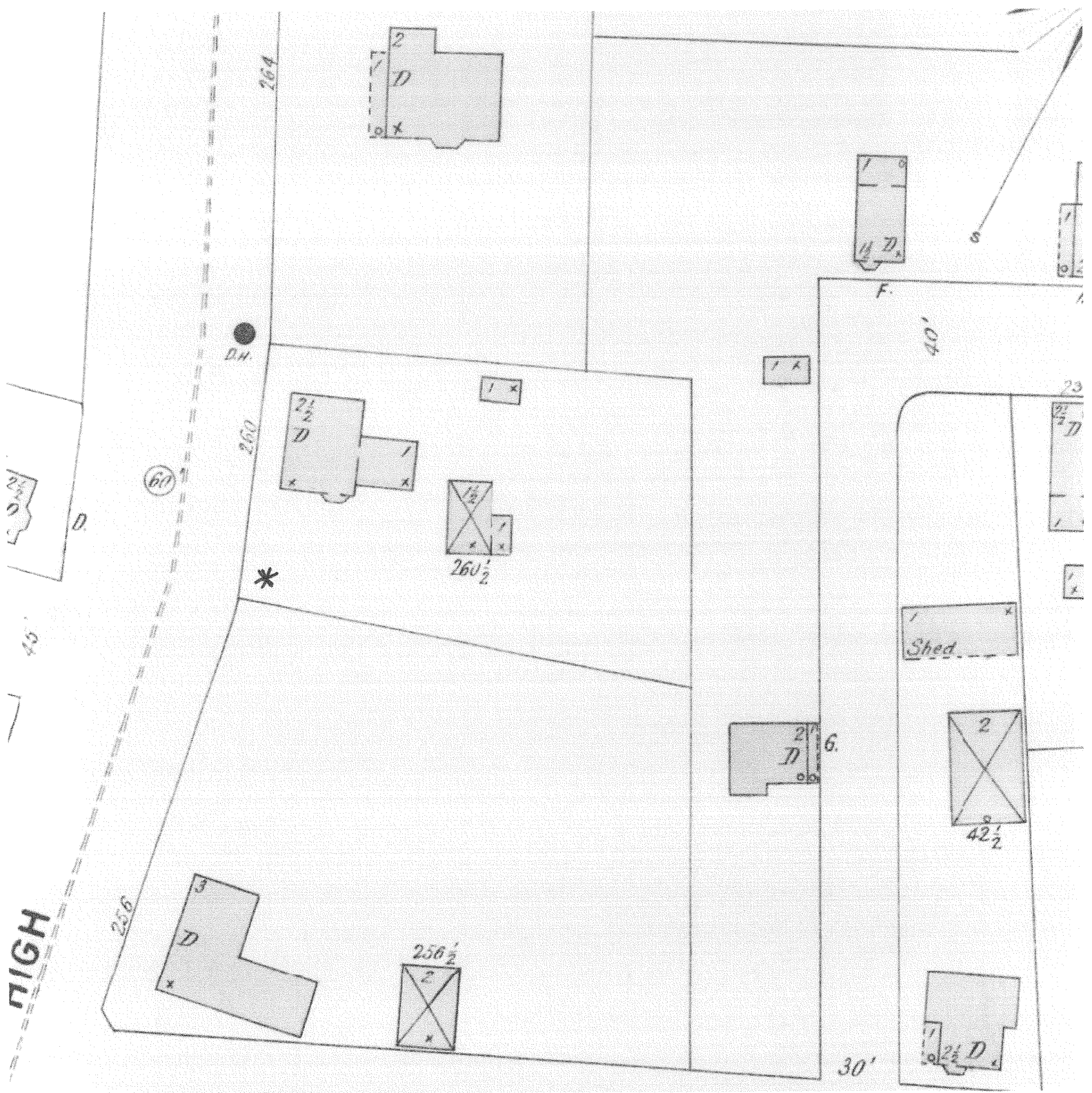
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	GAR W/LFT AVE			768.00 S.F	\$13,100	1

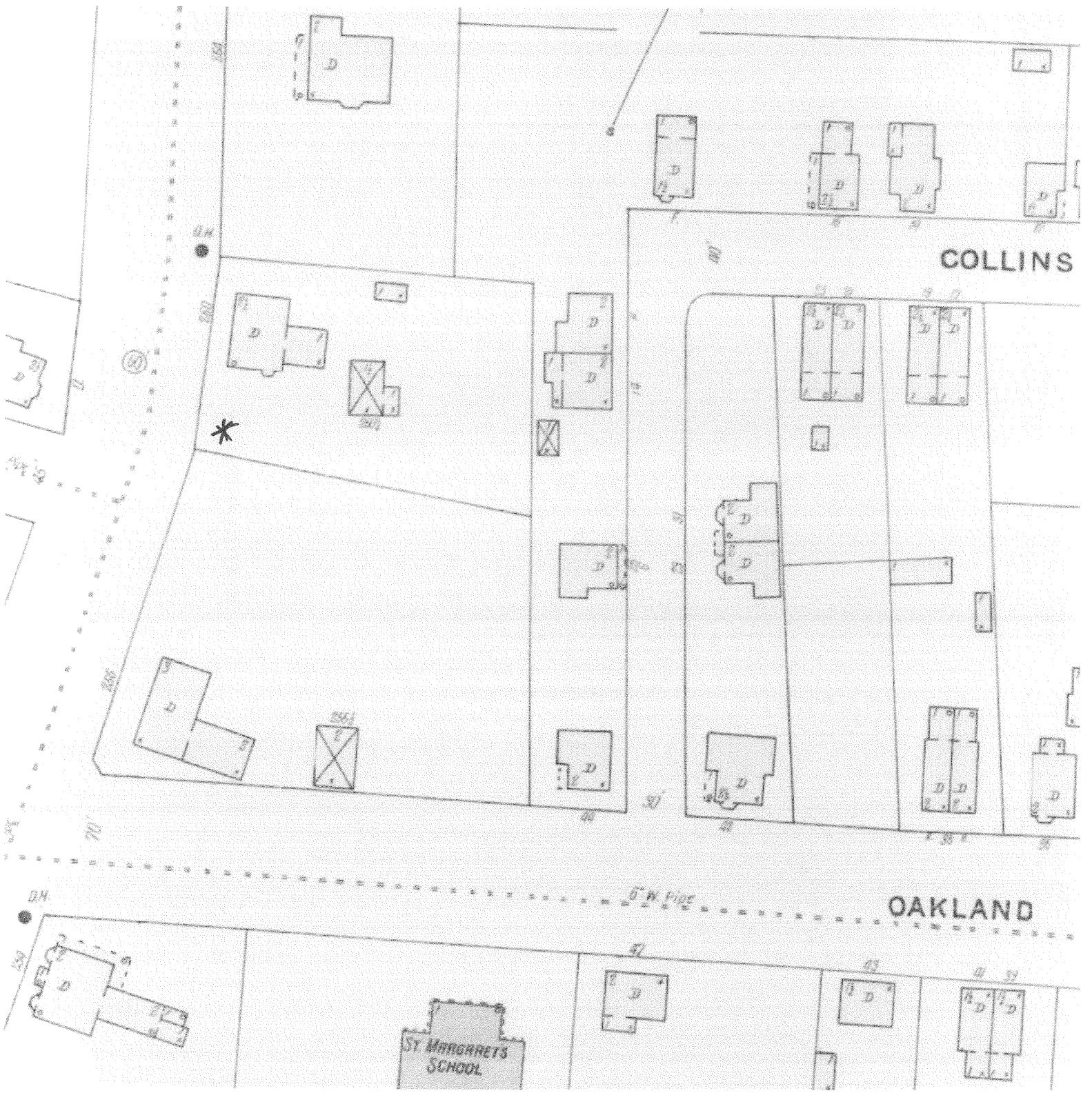
Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$524,600	\$309,800	\$834,400

EXHIBIT B



1900

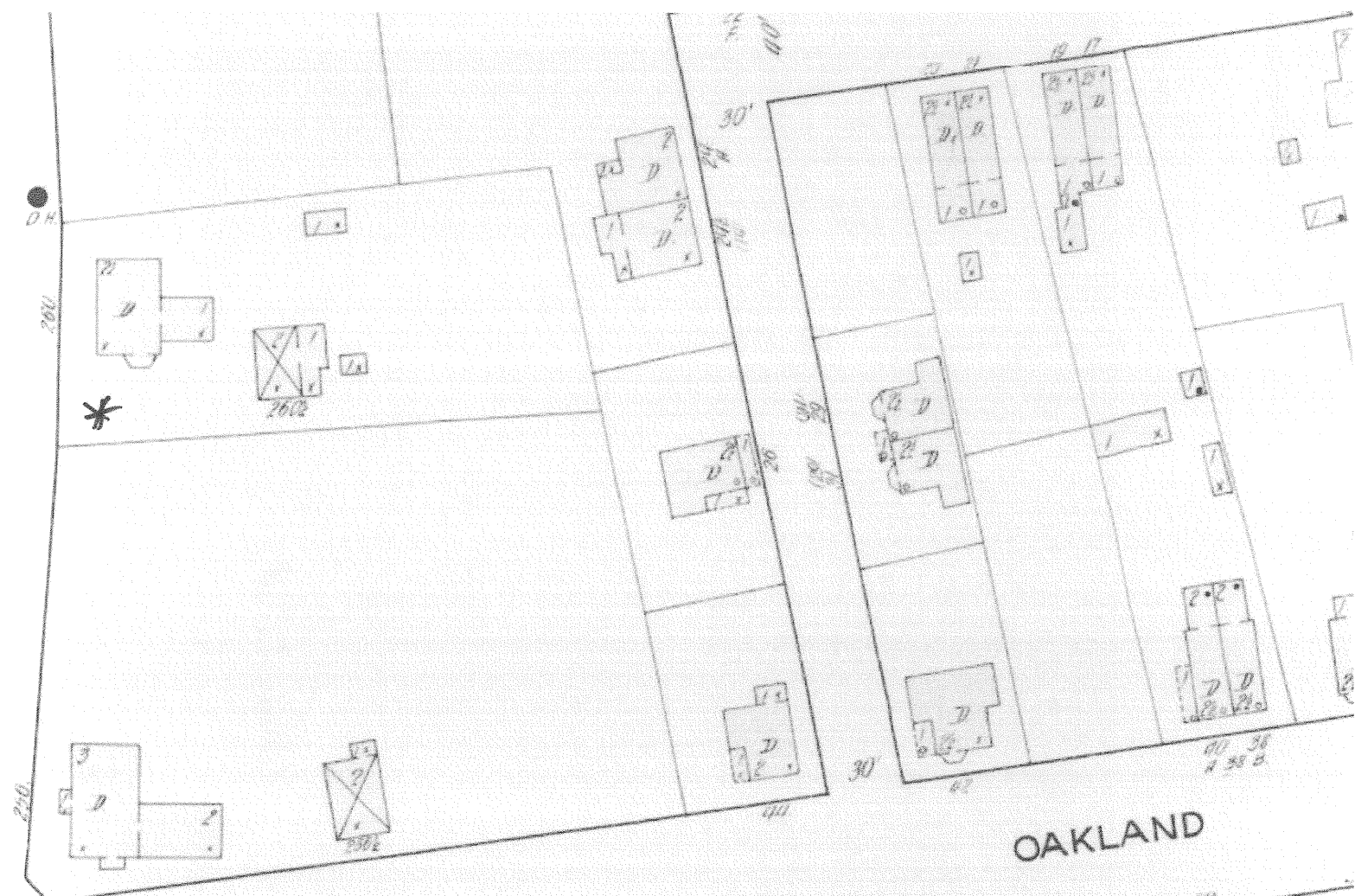


COLLINS

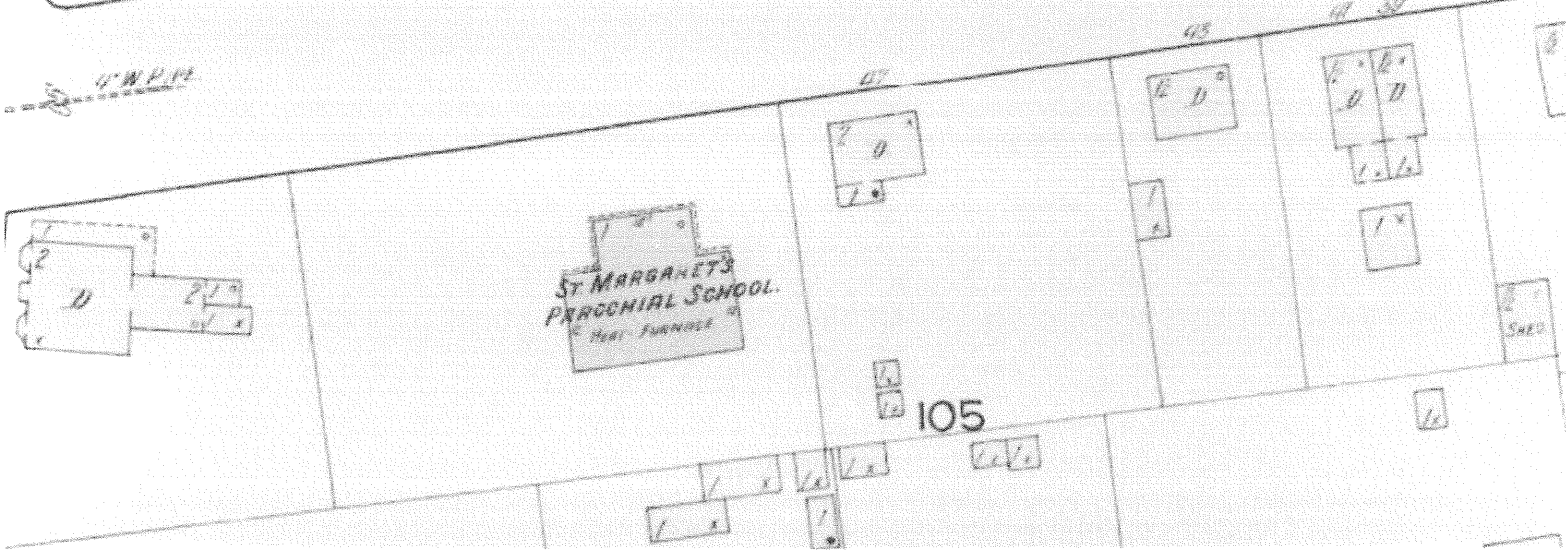
OAKLAND

ST MARGARET'S
SCHOOL

1906



OAKLAND

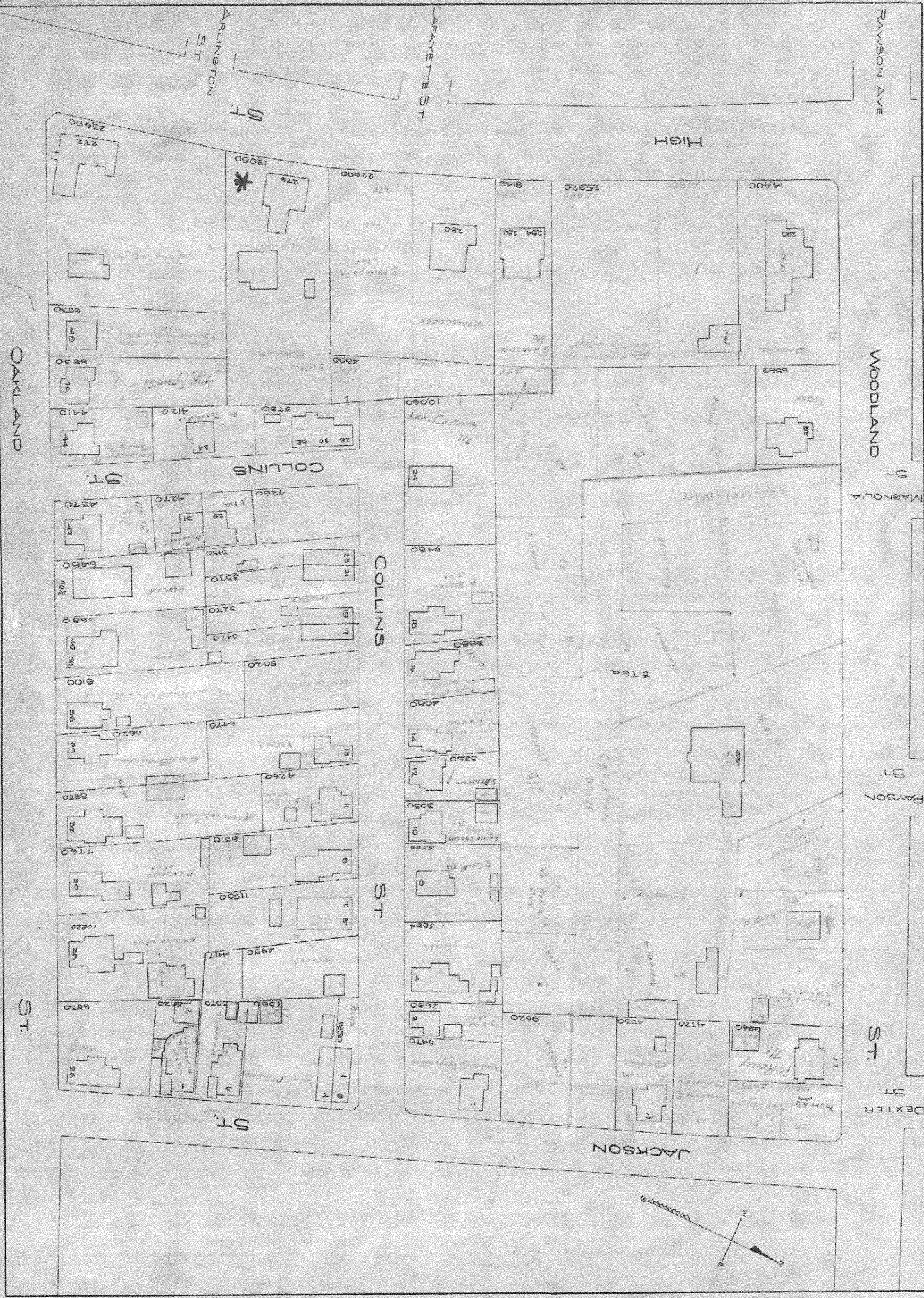


ST. MARGARET'S
PERENNIAL SCHOOL

105

1914

812



1924

EXHIBIT C

PRESERVATION TIMBER FRAMING, INC., P.O. BOX 28, BERWICK, ME 03901
Office: (207) 698-1695 Cell: (603) 781 5725 E-mail: arron@preservationtimberframing.com

Chris Ragusa
276 High Street
Newburyport, Massachusetts 01950

April 27, 2021

RE: Carriage Barn

Dear Chris,

Thank you for the opportunity to view your historic carriage barn at 276 High Street. The original barn measures 18 feet deep by 24 feet long. It appears to be of similar age to the house, near mid-19th century. It is timber framed with in-fill studding. It was clearly designed for a small carriage and perhaps one animal with storage above on the second floor.

The barn has been changed in two significant ways over the years. A ten-foot-wide addition was added to the right side gable end of the barn as viewed from the driveway. This addition is on simple piers and is poorly constructed. It is easy to see where the addition was added when viewing the roof line. The drop in the roof line, and the offset level of the floor in this addition which is lower than the original barn, detracts from the original form.

A second addition runs along the back eave wall of the original carriage barn. Both additions are very lightly framed and are negatively impacting the earlier better structure. The back eave shed addition is also on minimal piers created in cement blocks very likely just below grade.

These additions hide what is a very nice historic barn. They seriously compromise the structural integrity of the original barn and should be removed. The original barn can be repaired and saved.

The original barn is created with three timber framed bents leaving two workable bays between. A dropped tie beam form of construction leaves an ample second floor for storage. One garage door bay was likely taller than the current door with an original hay door above. The windows on the main barn are in their original locations. A person door completes the front facade.

The timber frame is fully mortised and tenoned with angled braces and traditional joinery throughout. The frame is pine with wide pine boards for the second floor.

The left front corner post is in need of in kind replacement due to water penetration and rot. The rear mid bent post is also missing. This is a direct result of the poorly added rear addition.

PRESERVATION TIMBER FRAMING, INC., P.O. BOX 28, BERWICK, ME 03901

Office: (207) 698-1695 Cell: (603) 781 5725 E-mail: arron@preservationtimberframing.com

With the removal of the back addition this post can be repaired in kind as well and the carriage barn made whole again.

The barn is on a crumbling stone and brick foundation. It is only a partial foundation and its use is limited. The barn also blocks what is a remarkably beautiful backyard. Its current position disallows access to the backyard. The first floor framing has been altered a great deal over the years with very little of it original. This is not unexpected in a building of this age.

Adaptive re-use of the original carriage barn is recommended. From our discussions, it is both feasible and advisable to move the carriage barn back to the rear of the property and place it on a perimeter frost wall and slab. The additions would all be removed prior to the move. The original 18 by 24 structure can become a workshop, and an addition properly built could be added to provide ample storage. In this way, the carriage barn frame and form are restored and retained with similar viewscape from the street with enhanced use of the wonderful backyard.

The following is a suggested scope of work with budget items to consider. Estimates provided here are based on other projects of similar size and scope. Actual costs will vary depending upon your involvement with the project. As we have worked together on other projects it is clear that you have the expertise to perform most of the preparation for the move and the finish of the barn. As such, I have outlined a logical division of labor for tasks that can be performed with your labor. PTF and Geddes Building Movers will assist in the necessary structural repairs of the carriage barn and its move intact to its new home further back on your property.

Scope of Work and Division of Labor

Ragusa: Before Move: \$ To Be Determined.

- All necessary permits and drawings
- Strip siding
- Keep windows (or not)
- Keep hay door (or not)
- Keep person door (or not)
- Remove overhead door
- Strip roof
- Determine additions
- Determine slab: (original form is exactly 18 by 24)
- Insulate slab
- Pour foundation and slab
- Set mud sills for frame onto slab (can be double pt 2 x 8 j-bolted)

PRESERVATION TIMBER FRAMING, INC., P.O. BOX 28, BERWICK, ME 03901
Office: (207) 698-1695 Cell: (603) 781 5725 E-mail: arron@preservationtimberframing.com

PTF: \$52,036.15

- ❖ Remove back addition and cross brace
- ❖ Remove side addition and cross brace
- ❖ Move building onto new slab
- ❖ Cut original sheathing back to expose rotten posts (Ragusa to reinstall)
- ❖ Replace left front post
- ❖ Replace center rear post
- ❖ Post feet repairs on four posts
- ❖ Add back in studs and braces previously removed for additions

Ragusa After Move: \$ To Be Determined.

- Extract stone and infill foundation hole.
- Add sheds.
- Add plywood to roof and shingle.
- Insulation, siding, doors, windows etc etc.
- Enjoy.

Exclusions:

- Driveway and Yard work.
- Dumpsters provided by Owner.
- In fill of existing foundation and or removal of stone.
- All materials for new sheds provided by Owner.
- New foundation on new site.

This collaboration ensures that the carriage barn is preserved in its original form and becomes a useful and beautiful addition to your historic property. So many of these buildings have become obscured over time with changes not necessarily kind to the original form. Many are lost completely because they are no longer recognizable. I commend you on your vision for this carriage barn and I look forward to working closely with you to restore it to its original glory.

Respectfully Submitted,

Arron J. Sturgis, President
Preservation Timber Framing, Inc.
www.preservationtimberframing.com

ADDITIONS/ALTERATIONS
 TO THE:
BARTLETT BARN
 276 HIGH STREET, NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

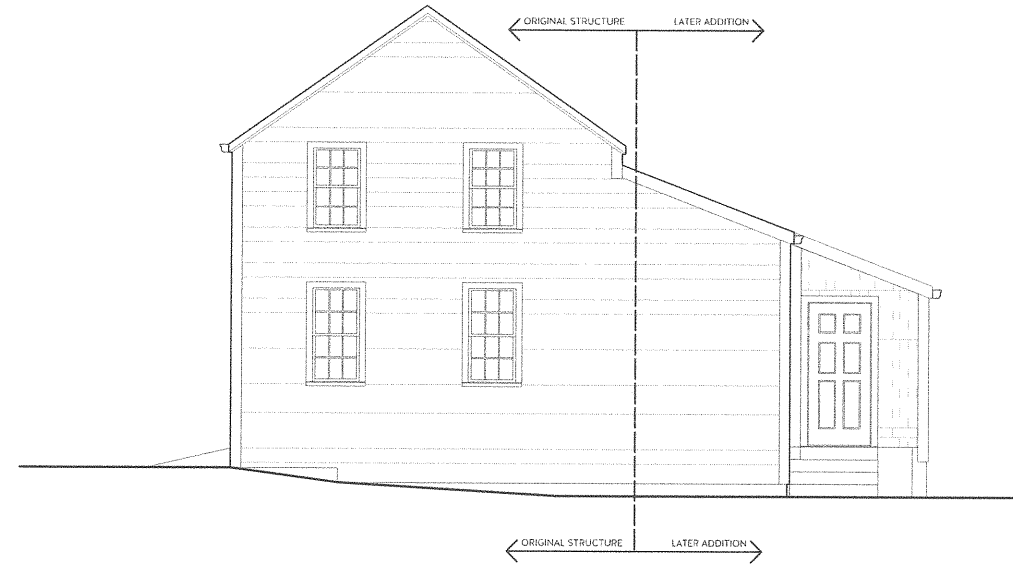
No.	Date	Notes

Project # 2020-52	Project Manager X.X.	Date 4-17-21
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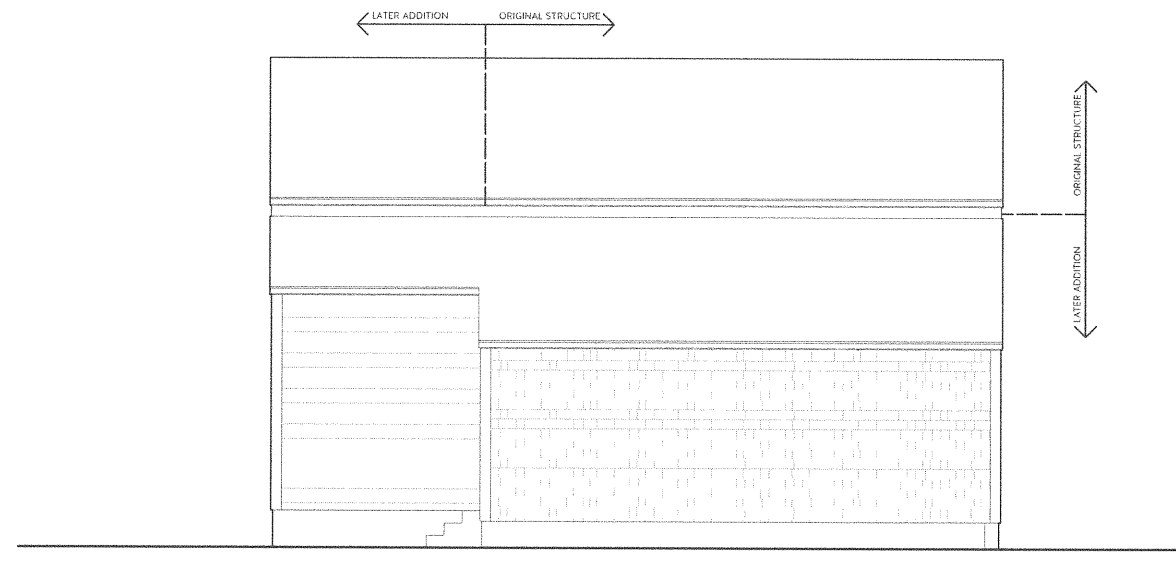
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EXISTING
 ELEVATIONS

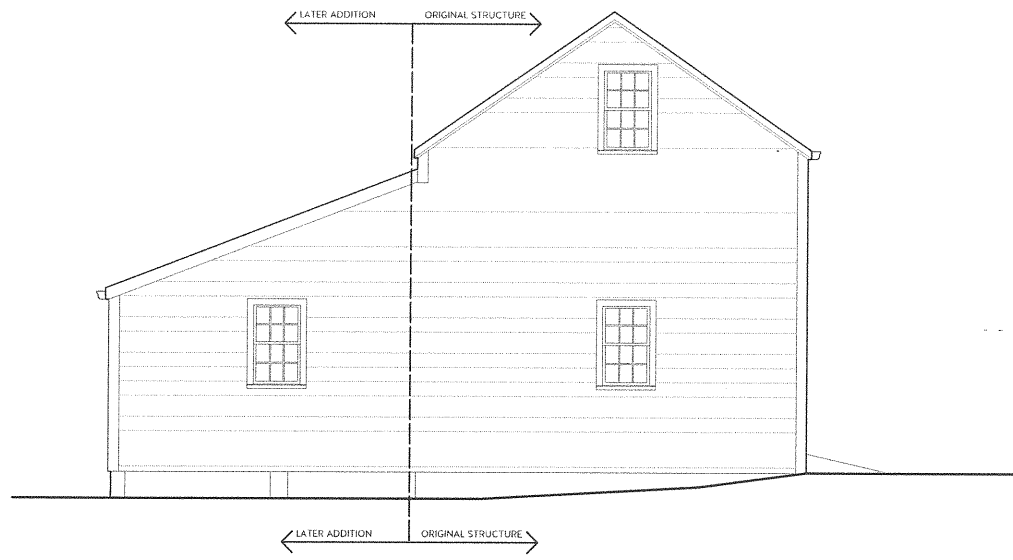
EC2.1



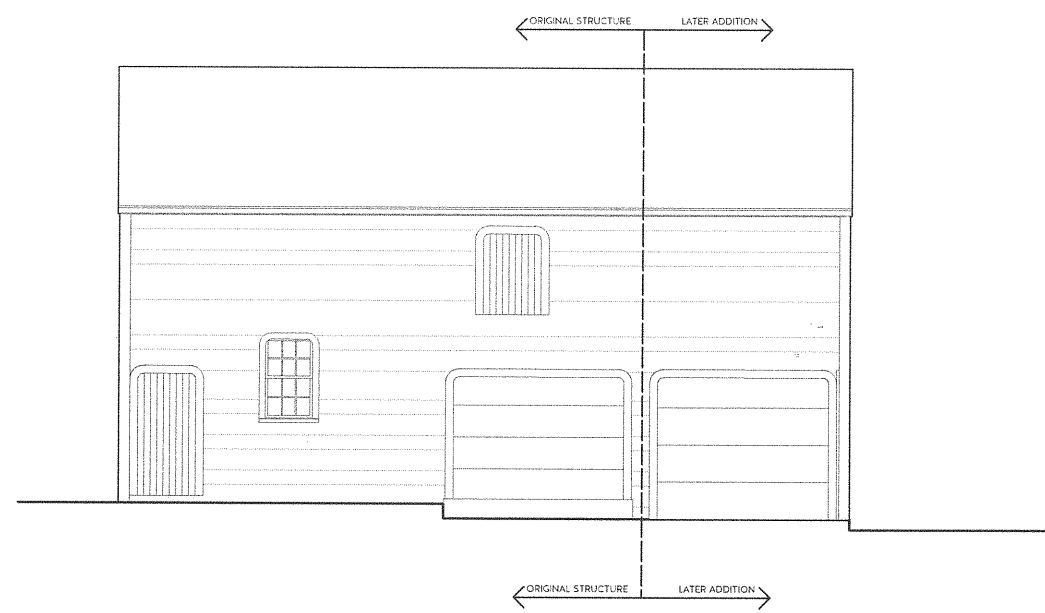
4 RIGHT ELEVATION
 Scale: 1/4" = 1'-0"



3 REAR ELEVATION
 Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
 Scale: 1/4" = 1'-0"

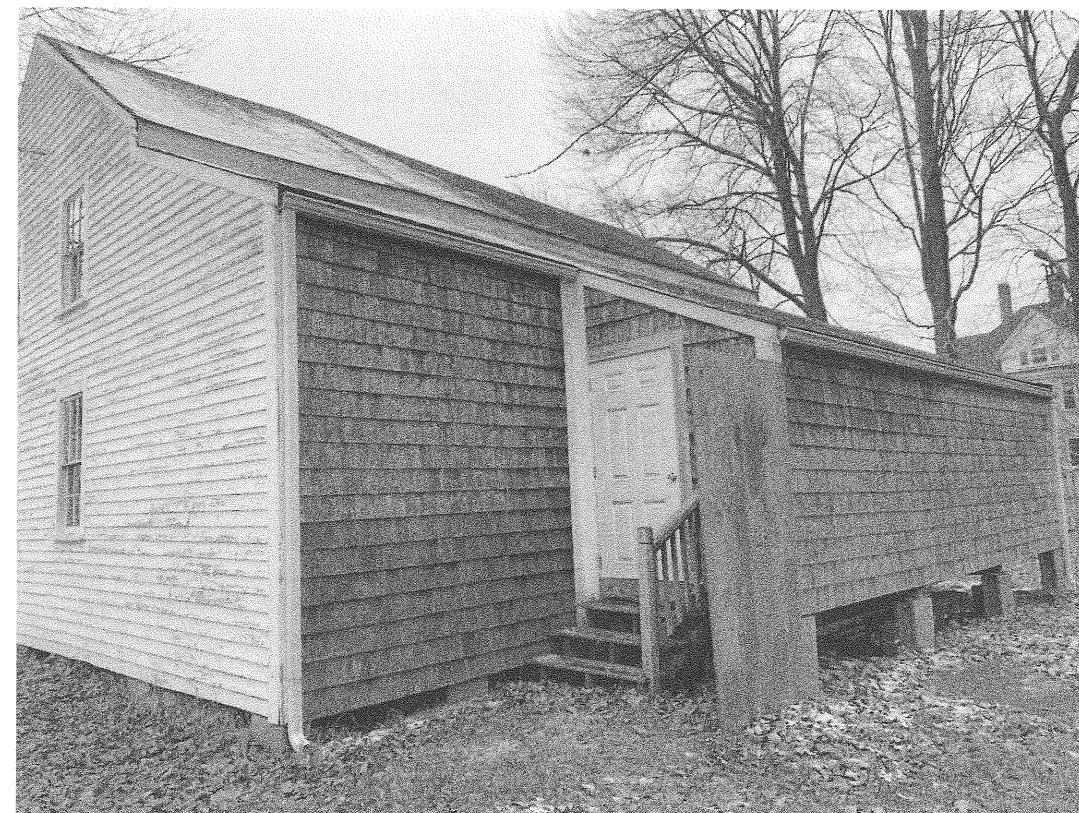


1 FRONT ELEVATION
 Scale: 1/4" = 1'-0"





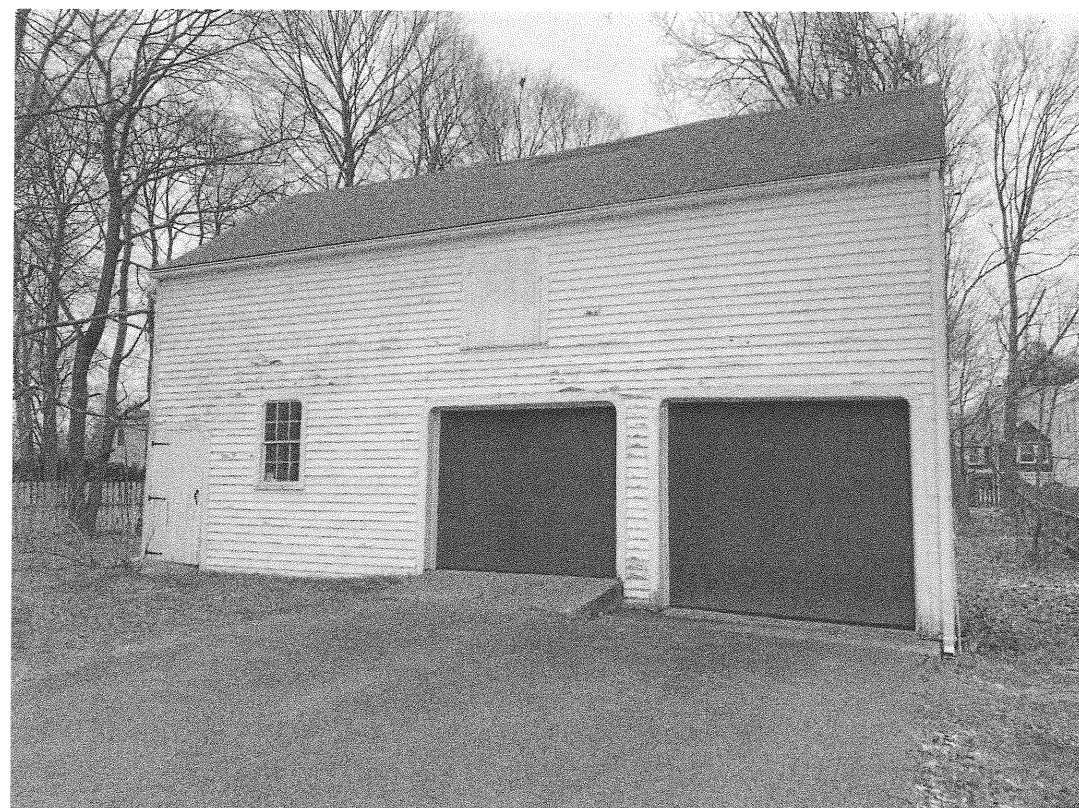
4 VIEW FROM LEFT REAR



2 VIEW FROM RIGHT REAR



3 VIEW FROM REAR



1 VIEW FROM FRONT

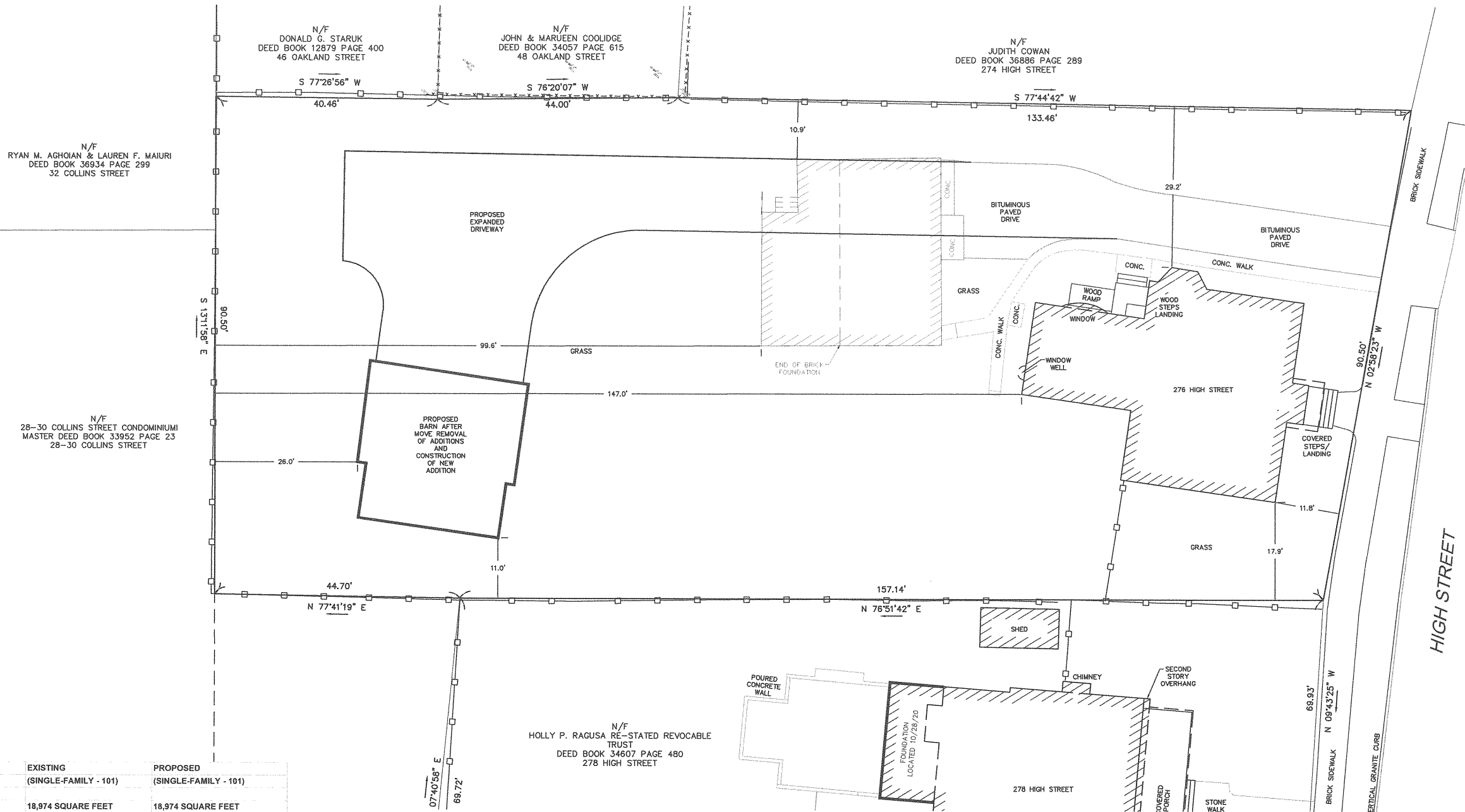
ADDITIONS/ALTERATIONS
 TO THE:
BARTLETT BARN
 276 HIGH STREET, NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2020-52	Project Manager X.X.	Date 4-17-21
Scale: AS NOTED		

CAD File Name:
 276 High Street_SD_Barn01.vwx



ZONING
RESIDENTIAL (R-2)
SINGLE-FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	18,974 SQUARE FEET	18,974 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	90.50 FEET	90.50 FEET
FRONT SETBACK	25 FEET	11.8 FEET	11.8 FEET
SIDE SETBACK (R)	10 FEET	10.8 FEET	29.2 FEET
SIDE SETBACK (L)	10 FEET	17.9 FEET	11.0 FEET
REAR SETBACK	25 FEET	99.6 FEET	26.0 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	13.0%	11.7%
MAXIMUM HEIGHT	35 FEET	28 FEET	28 FEET
MINIMUM OPEN SPACE	40.0%	81.2%	70.7%
MINIMUM PARKING REQUIRED	2	2+	2+

LOCUS TITLE INFORMATION

276 HIGH STREET
OWNER: CHRISTOPHER M. RAGUSA RE-STATE
REVOCABLE TRUST & HOLLY P. RAGUSA
RE-STATE REVOCABLE TRUST
DEED REFERENCE: BK. 39040 PG. 477
ASSESSORS: MAP 59 LOT 70

NOTES

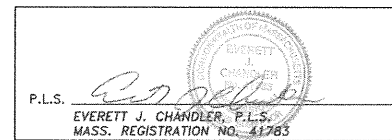
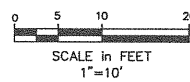
THE PURPOSE OF THIS PLAN IS TO SHOW THE VISIBLE EXISTING CONDITIONS ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED OCTOBER 28, 2020 BY THIS FIRM.

PROPOSED BARN LOCATION AND CONFIGURATION AS PROVIDED BY THE PROJECT ARCHITECT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400
INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.



Copyright 2021 Winter GEC, LLC

Winter GEC, LLC

44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-0626

SCALE:

HORIZ: 1"= 10'

VERT: _____

NO.	DATE	BY	REVISIONS
1	4/20/21	EJC	REVISED BARN FOOTPRINT AS-DIRECTED AND ADJUSTED DRIVEWAY

FIELD: CO
CALCS: EC
CHECKED: EJC
APPROVED: EJC

ZONING PLAN

276 HIGH STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
CHRIS RAGUSA

PROJECT NO.
2020-276HIGH

DATE: FEB. 4, 2021

SHEET NO.

1 OF 1