

Newburyport Zoning Board of Appeals Application for DCOD SPECIAL PERMIT

Petitioner: Christopher and Holly Ragusa, Trtee, c/o Lisa Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport

Phone: 9784637700 Email: Lisa@mtclawyers.com

Property Address: 276 High Street

Map and Lot(s): 13/8 Book and Page: 39040/477

Zoning District: R2/DCOD

Owner(s) Name: Christopher and Holly Ragusa, Trtee


Mailing Address (if different): 89 Ledge Road #3, Seabrook, NH 03874

A Request for Historical Report was submitted to the Historical Commission on: April 28, 2021

The applicant is requesting a Special Permit under Section XXVIII – Demolition Control Overlay District for the following request:
Remove later added additions on accessory barn and move to different location on lot.

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

By checking this box and typing my name below, I am electronically signing this application.

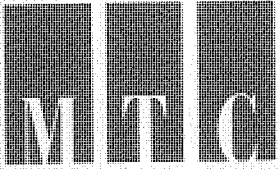


Petitioner

By checking this box and typing my name below, I am electronically signing this application.

Christopher Ragusa

Owner (if different)



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

July 19, 2021

By Hand

Rob Ciampitti, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

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

Dear Chair and Members of the Board:

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 of the Property along the same visual line as the existing Barn as you look at the Property from High Street. The relocated barn will meet the required setbacks.

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 sought 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.*"

The Applicant appeared before the Historic Commission on May 13, 2021. The Commission determined that the removal of the later added additions would help preserve the barn into the future. The Commission commented that the original proposed re-design of the structure was too ornate and requested the applicant simplify its design. The Applicant has done so as you can see on the attached plans. The Commission was concerned about the relocation of the barn where the Applicant originally proposed on the

Millis Office

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

west side of the property. To that end the Applicant has moved the relocation of the barn as noted above.

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. You will see in the report that the newer additions are causing harm to the condition of the barn as they are not properly constructed and are pulling at the various walls and members in the barn. Further, it is noted that the relocation of the barn onto a solid and level foundation will be beneficial to the life of the barn.

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. It should be noted that the design of the barn has been revised and takes on a more simple design similar to the current structure and in accordance with the comments from the Historic Commission.

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

A. DEMOLITION CONTROL OVERLAY DISTRICT SPECIAL PERMIT

Section XXVIII of the Ordinance provides that the Zoning Board will make written findings based upon substantial evidence in the record that such historic building or structure retains no substantial remaining market value or reasonable use. The Board is aided in its determination based upon the Historic Commission's Advisory report to the same effect. That is that "The NHC does not oppose the removal of the later, poorly constructed sections." As noted previously, the Commission did indicate that the removal of the later added additions and the relocation of the barn to a solid foundation was appropriate to enable the barn to exist long into the future.

The report from the historic preservation expert, Aaron Sturgis states in relation to the later added additions that "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 proposed removal of the later added additions and the movement of the barn from one portion of the lot to another constitutes demolition under the DCOD. Pursuant to Section XXVIII.E.3, the Zoning Board must find that the portion of the Structure to be demolished "retains no substantial remaining market value or reasonable use, taking into account the cost of rehabilitation to meet the requirements of the State Building Code as it applies to historic buildings or structures, or of other applicable laws." The Applicants contend, and the Historic Commission agreed, that the poor condition of the later additions to the original Structure, as described above and evidence by the photos attached hereto as well as the Historic Preservationist report, may be removed.

The Applicant is proposing to adaptively reuse the barn by reincorporating it into an area of the back yard that allows more full use of the yard while still preserving the barn. The renovations will bring the barn back to life and make it an integral part of the property once again. While the Commission disagrees with moving the Barn more than 1 or 2 feet, the Applicant is of the position that such a stance by the Commission is unreasonable. The goal is to preserve and adaptively reuse the barn. From a constructability point of view, it will be preferential to construct an entire new foundation and then move the barn onto the new foundation. A mere shift of one or two feet does not accomplish this goal. Further, the Applicant seeks to better use the backyard of the property. By moving the barn as proposed a more fulsome use of the yard can occur. Indeed the barn offers an appropriate back drop for the yard. Additionally, the Applicant disagrees with the Commission when the Commission proffers that if the barn is moved as proposed the relationship between the house and the barn is lost. Indeed, when responding to the Commission's comments, the Applicant fully understood why the original proposal to relocate the barn to the opposite side of the Property destroyed the relationship of the barn to the house and from the street. The new proposed location continues to allow lines of site from High Street down the drive to the barn. Further when one views the barn from High Street, ones eye will be guided by the house to the barn given their lineal relationship.

B. GENERAL SPECIAL PERMIT CRITERIA UNDER SECTION X

. Referencing Section X-H(7) of the NZO, I note the following, required "general conditions" for the issuance of a special permit for demolition of a structure by partial demolition and moving it from one part of the Property to another.

1. The use requested is listed in the table of use regulations or elsewhere in the ordinances [as] requiring a special permit in the district for which application is made or is similar in character to permitted uses in a particular district but is not specifically mentioned.

As noted above, the Property is located in an R-2 zoning distraction where a single family use is allowed by

right.

2. The requested use is essential and/or desirable to the public convenience or welfare.

Again, the use as a single family is allowed by right in the R-2 district and therefore, by its very nature, has been determined by the City to be desirable.

3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The continued use as a single family use and the movement on the Property from one location to another will not create undue traffic congestion or unduly impair pedestrian safety. Indeed there will be NO change regarding this criteria over existing conditions.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety or the general welfare.

The existing use will not change and there will be no impact of the proposed project on this criteria.

5. Any special regulations for the use, set forth in the special permit table are fulfilled.

There are no special regulations for a single-family use exist in the Ordinance.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The continued use as a single family with an accessory structure is entirely consistent with the neighborhood and is allowed by right.

7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

As noted above, the use will not change and therefore there will be no impact.

8. The proposed use is in harmony with the purpose and intent of this ordinance.

Once again, the single family use is allowed by right and fully consistent with the district as is the continued use of the barn and preservation of same.

9. The proposed use shall not be conducted in a manner so as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution.

The renovation of the barn will be completed in a manner that is not dangerous, noxious or injurious, and it will not emit, noise, vibration, smoke, dust or odor or other form of environmental pollution

As a result, the Applicants request that the Board grant a DCOD Special Permit to allow the removal of this later added portion of the barn and the relocation on the lot as proposed.

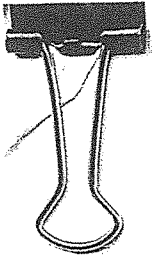
Respectfully submitted,
Christopher and Holly Ragusa, Trustees,
By their Attorney

Handwritten signature in cursive script, appearing to read "L. L. Mead by B.W.J."

Lisa L. Mead

Attachment
cc: client

Exhibit A



*Do Not
Throw away*

Newburyport Historic District

District Data Sheets

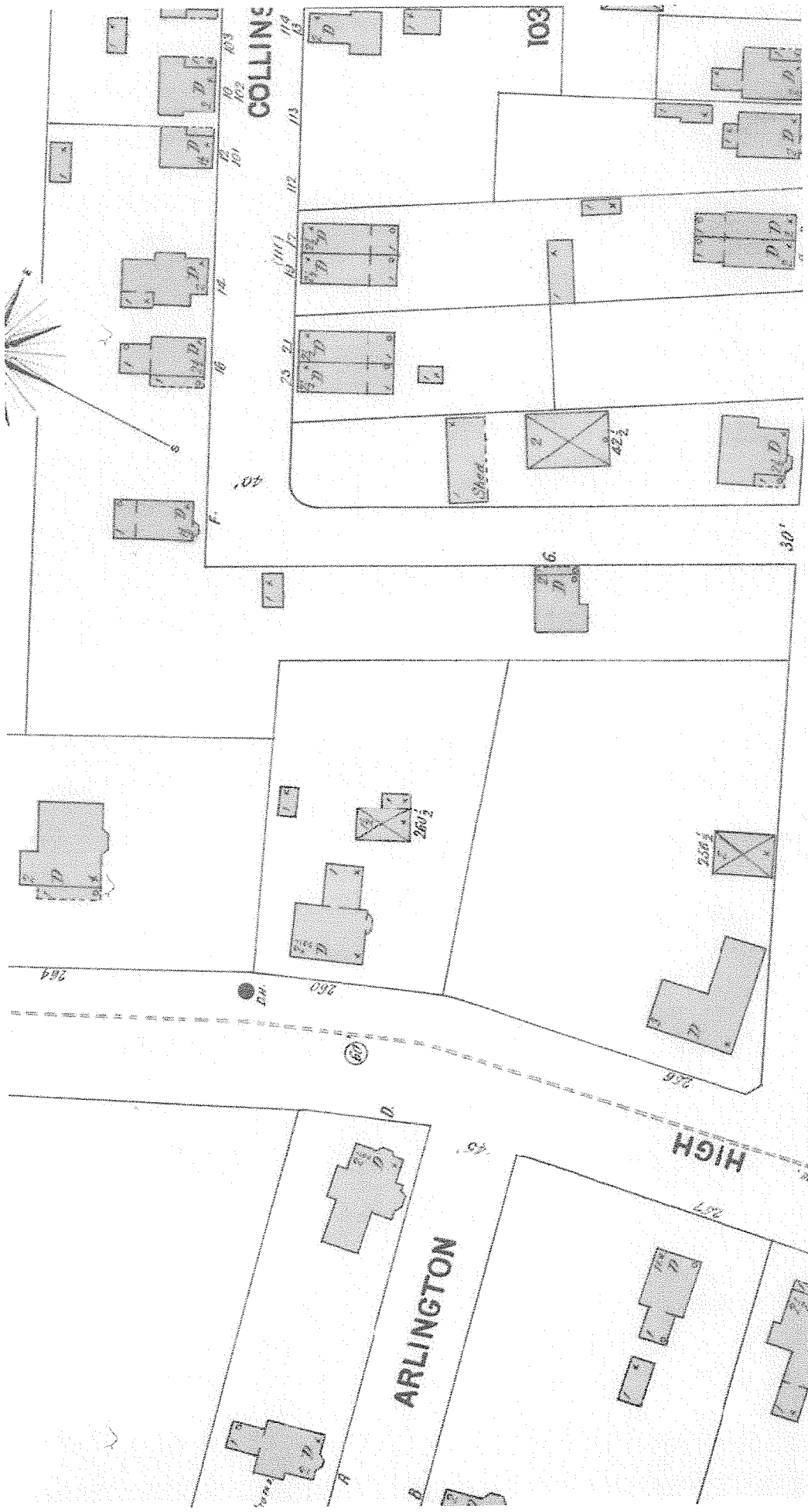
National Register of Historic Places

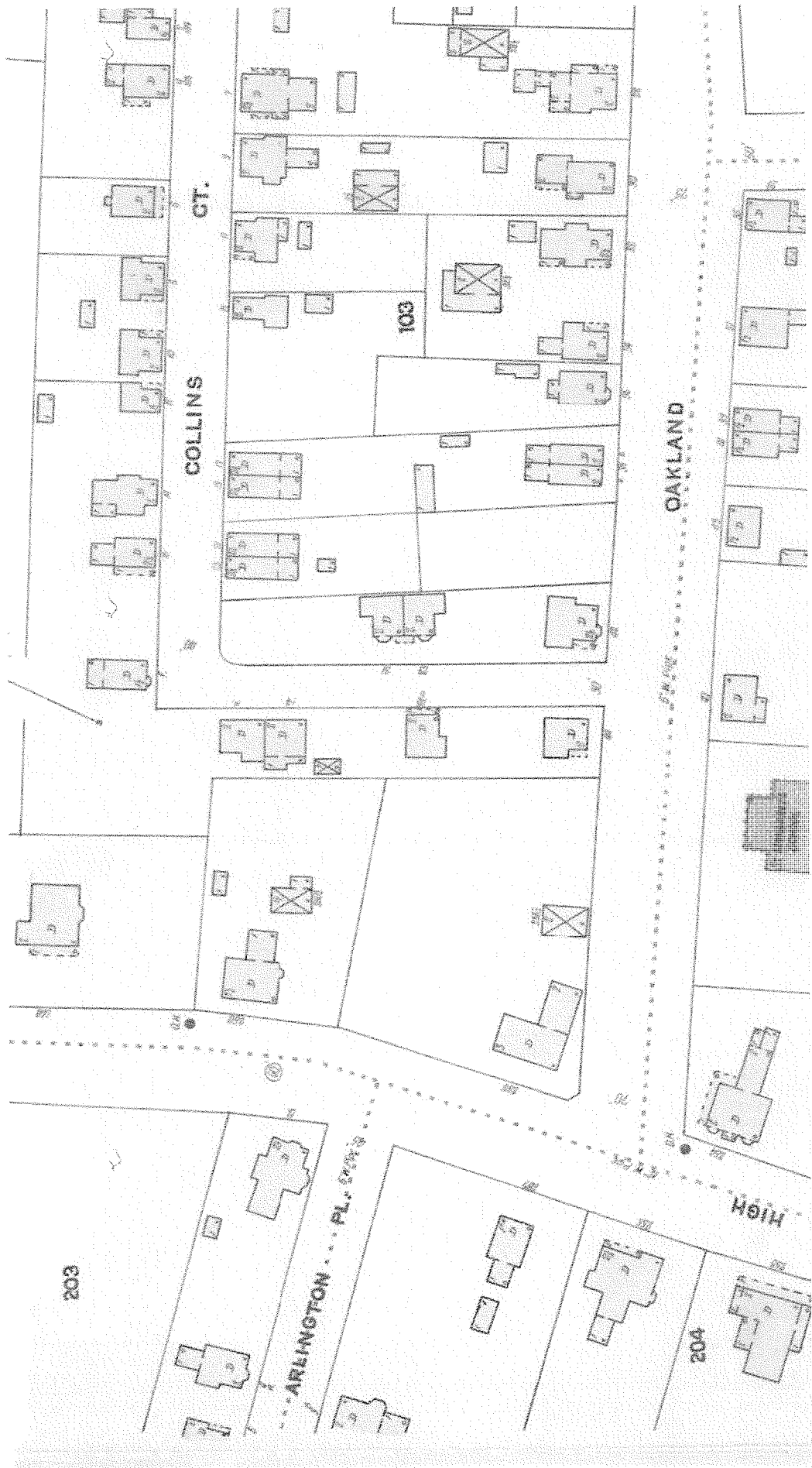
Listed August 2, 1984

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
	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

Exhibit B





COLLINS CT.

COLLINS

OAKLAND

ARRLINGTON PL.

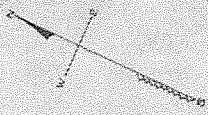
HIGH

103

203

204





JACKSON ST.

ST.

DEXTER ST.
ST.

FAYSON ST.

MAGNOLIA ST.

WOODLAND ST.

RAVISON AVE.

ST.

COLLINS ST.

COLLINS ST.

ST.

ST.

OAKLAND ST.

HIGH

ST.

ARLINGTON ST.

LAFAYETTE ST.

Scale 40 ft = 1 in.

79

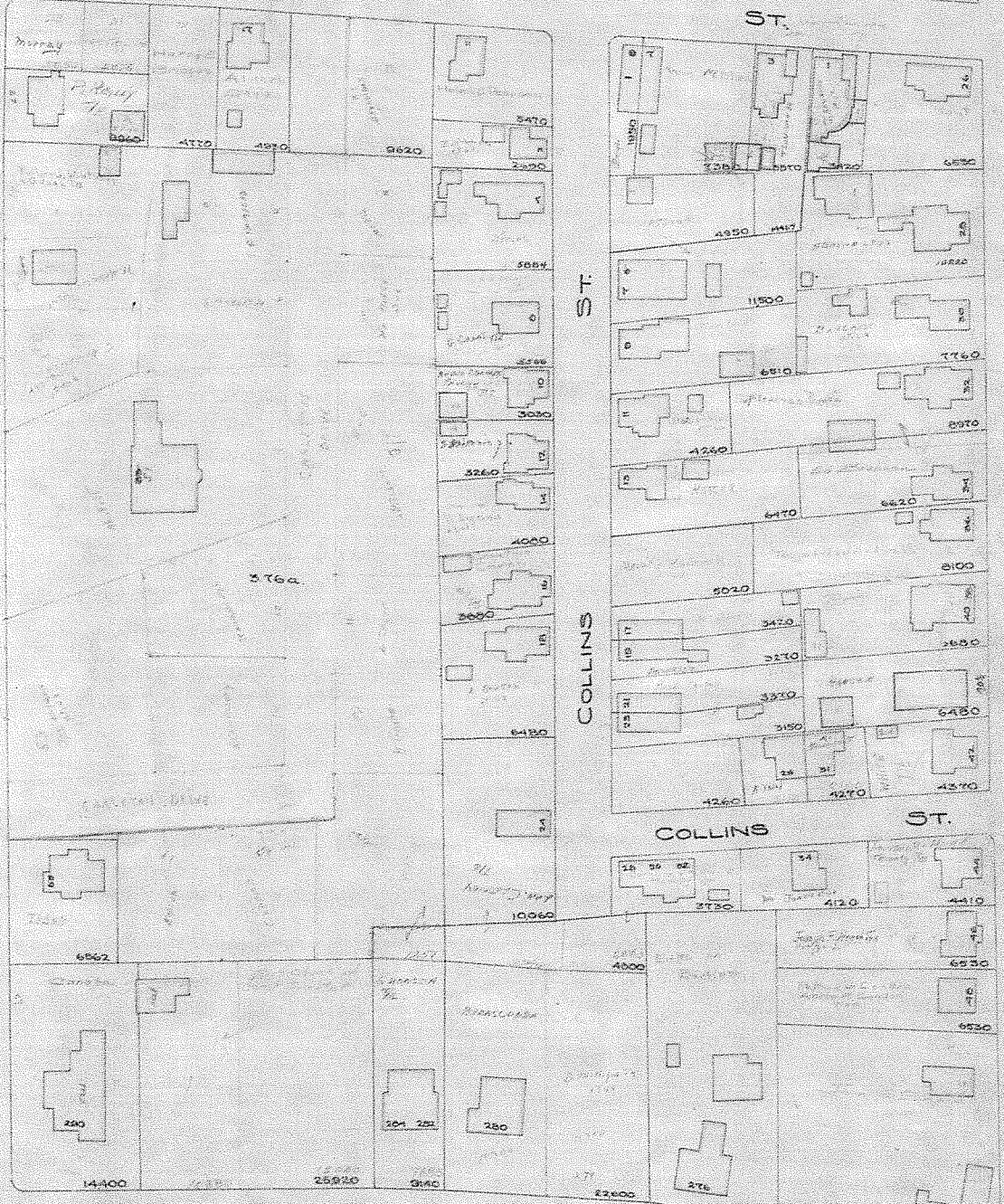


Exhibit C

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

ZONING DETERMINATION

Name: Christopher and Holly Ragusa c/o Lisa Mead, MTC LLC

Address: 276 High Street Zoning District(s): R2/DCOD

Request: Relocate contributing structure to another location on the same property (contitutes demo under DCOD) Proposal includes demo of non original portions of structure and reconstruction of new additions. New structure will comply with setbacks.

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

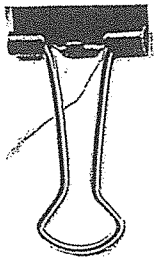
The name typed below represents the intent to sign the foregoing document:

Jennifer T Blanchet

4/29/21

Newburyport Zoning Administrator

Date



*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
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	53-69		Ca 1925-1935	Arts & Crafts	MC
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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
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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
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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
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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 59/70/11

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

Sale Price \$638,500

Co-Owner HOLLY P RAGUSA TRUSTEE

Certificate

Address 89 LEDGE RD #3

Book & Page 39040/0477

SEABROOK, NH 03874

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

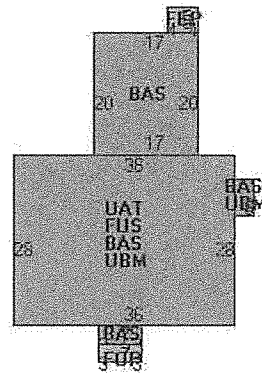
Grade:	Average +20
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total 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//A01100\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

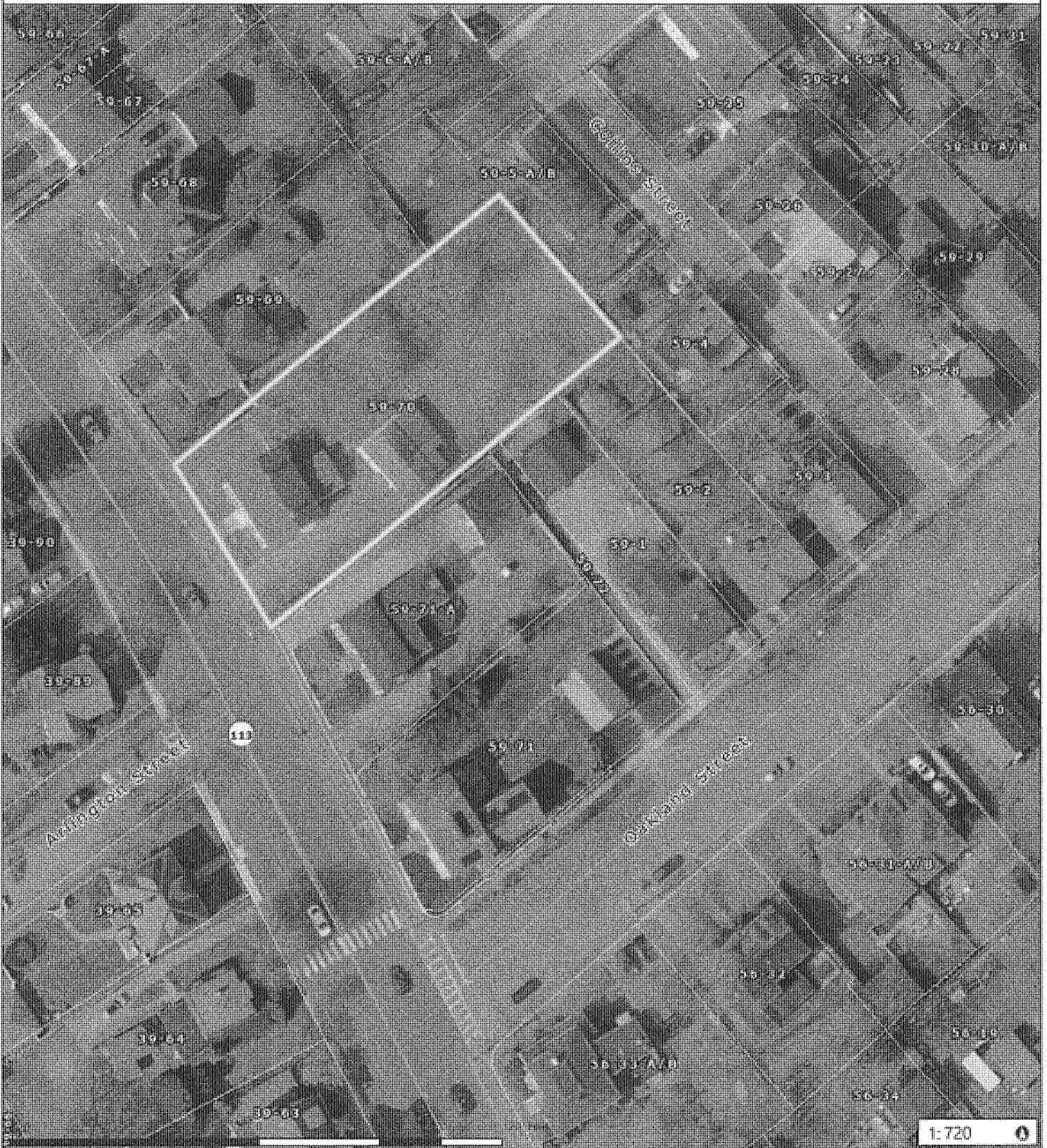
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	GAR W/LFT AVE			768.00 S.F	\$13,100	1

Valuation History

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

City of Newburyport

02/17/2021



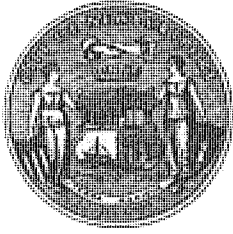
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Data Source: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & Massachusetts GIS/ITC and the City of Newburyport GIS/ITC. MVPC and the City of Newburyport do not warrant, represent, or imply, concerning 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	Parcel Boundary	Road	Water	North	Scale	North
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CITY OF NEWBURYPORT
HISTORICAL COMMISSION
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400
WWW.CITYOFNEWBURYPORT.COM

DCOD Historical Report

Meeting Date	13 May, 2021
Property Address	276 High St.
Applicant	Christopher and Holly Ragusa c/o Lisa Mead, MTC
Project description	Demolish non-original portions of a “contributing” carriage house or “barn,” restore the remaining original section and relocate it on the same property/lot.
Plan(s) of Record:	Submitted files: “276_high_st_dcod_hc_report_request_0.pdf” and “276_high_street_hc_presentation.pdf”

Key findings:

- The NHC does not oppose the removal of the later, poorly constructed sections; and it supports the plan to restore the original timber framed structure;
- The original structure should NOT be moved back to the rear of the lot as proposed, and moved no more than 1-2 feet back from its current location if at all.
- In keeping with the Secretary's standards, the restoration of the original barn should keep as much of its original design as possible and not rebuilt to a new design.

Significance of the historic building/structure proposed for demolition:

The subject structure is a “carriage house” or “barn” which is a highly visible and prominent companion to a Greek Revival style residence on High Street. It sits at the end of a drive and in close proximity to the residence, as carriage houses – those that remain – do throughout Newburyport (ref. 24 Broad St. and 195 High St.). The fact that the structure is specifically listed as “contributory” on our District Data Sheets is unusual and, we think, significant. One could even suggest it is more “contributory” than the residence, because similar examples are so rare. The NHC feels strongly that the few meaningful “accessory structures” that remain are very important to preserve.

The relative importance of such historic building/structure to its setting within the District:

“Accessory structures” such as this are important evidence of our city's social and economic history, and we don't have many of them left. The “setting” being High Street, home to many of the city's best and most cherished examples of historical structures, means that we must be very mindful of the visibility and importance of this structure, and quite careful about its fate.

In Boston, where many such ancillary buildings have been lost, the Boston Preservation Alliance laments that Boston has, as a result, lost “the history of travel, neighborhood development, and everyday life that went with them, along with their architectural charm.” Shall we not try our best to avoid a similar fate?

Recommendations to SPGA:

- The NHC does not oppose the removal of the later, poorly constructed sections.
- The NHC supports the restoration of the original timber framed structure *in keeping with the Secretary's standards*. That is, it should be repaired and restored keeping as much of its original design as possible and not be rebuilt to a new design.
- the original structure (the section proposed for restoration) should NOT be moved back to the rear of the lot as proposed, and might be moved no more than 1-2 feet back from its current location if moved at all.

Elaboration

The board feels strongly that the historical relationship between the barn and the residence should be maintained. The two structures are closely related and tell a story about life in Newburyport in the latter 19th century. The predominant view of the property, which is from High Street, clearly shows the two structures in their natural relationship (see image below). Moving the barn to the proposed location will destroy this relationship, and thereby lose historical context for both structures. The DCOD ordinance, consistent with the Secretary’s guidance, discourages moving historic structures from their original location. Since the section of the barn to be removed is to the right (SE side), nearer the lot line, the applicant might consider locating the SE side of the restored barn on that ‘footprint.’



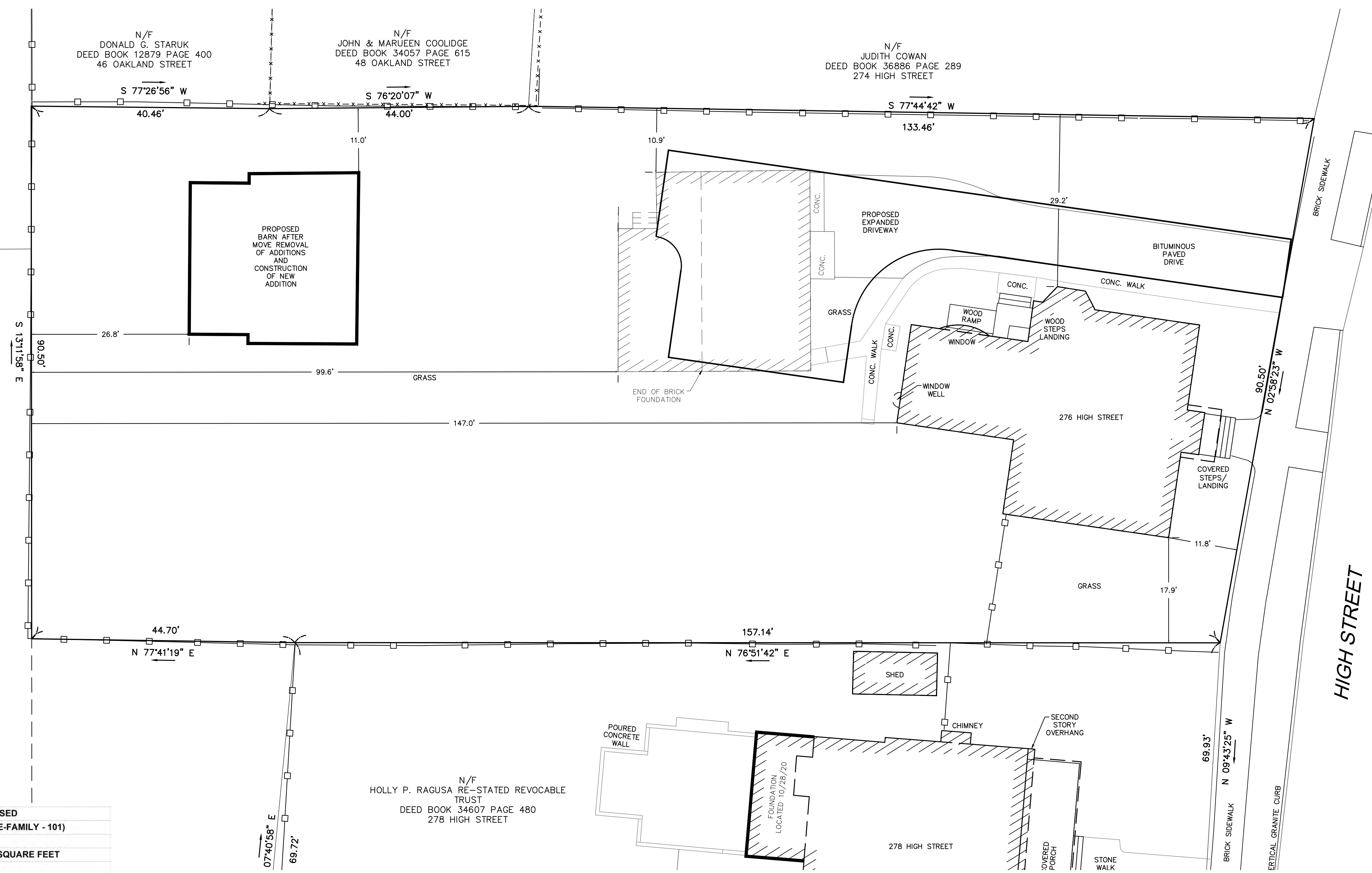
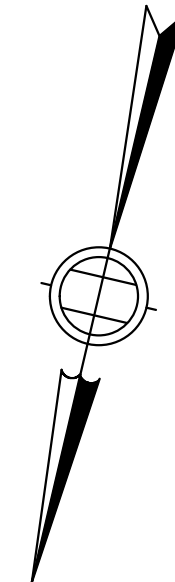
The proposed architectural design for the restored barn departs significantly from the original structure, whose design is straightforward and not ornamental. In contrast, the proposed

design which is much more elaborate. The simple existing historic entry door and the hayloft door should be retained, along with the curved corners of the barn doors. The metal roofs should be eliminated from the design as having a detrimental impact on the historic structure.

These changes (location and design) are not appropriate, and are contrary to both the Secretary's Standards and the DCOD ordinance. The Secretary recommends against "Removing or relocating buildings ... thereby destroying the historic relationship between buildings and the landscape" and against "substantially changing buildings and their features ... which are important in defining the overall historic character of the property so that as a result the character is diminished." The DCOD ordinance specifically includes the moving of a structure, either within a lot or to another lot, as "demolition" subject to a DCOD Special Permit.

Respectfully submitted,

Glenn Richards, Chair, Newburyport Historical Commission
Patricia Peknik, Vice-Chair, Newburyport Historical Commission
Approved by the NHC on 27 June, 2021



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%	77.7%
MINIMUM PARKING REQUIRED	2	2+	2+
MINIMUM PARKING REQUIRED	2	2+	2+

LOCUS TITLE INFORMATION

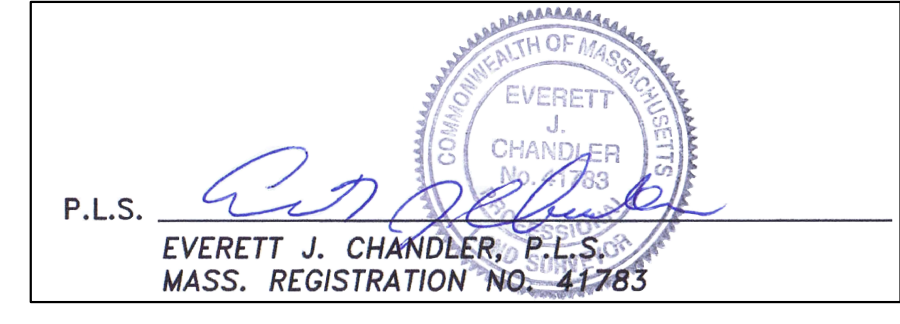
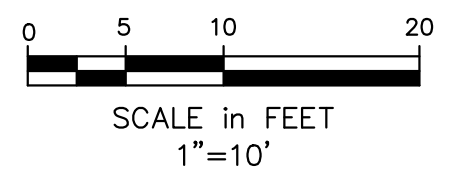
276 HIGH STREET
 OWNER: CHRISTOPHER M. RAGUSA RE-STATED REVOCABLE TRUST & HOLLY P. RAGUSA RE-STATED REVOCABLE TRUST
 DEED REFERENCE: BK. 39040 PG. 477
 ASSESSORS: MAP 59 LOT 70

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.



Winter GEC, LLC

44 MERRIMAC STREET
 NEWBURYPORT, MA 01950
 978-270-8626

SCALE:				
HORIZ: 1"= 10'				
VERT: _____				
NO.	DATE	BY	REVISIONS	
2	7/15/21	EJC	REVISED BARN FOOTPRINT AS-DIRECTED AND ADJUSTED DRIVEWAY	
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

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

REVISION & REISSUE NOTES

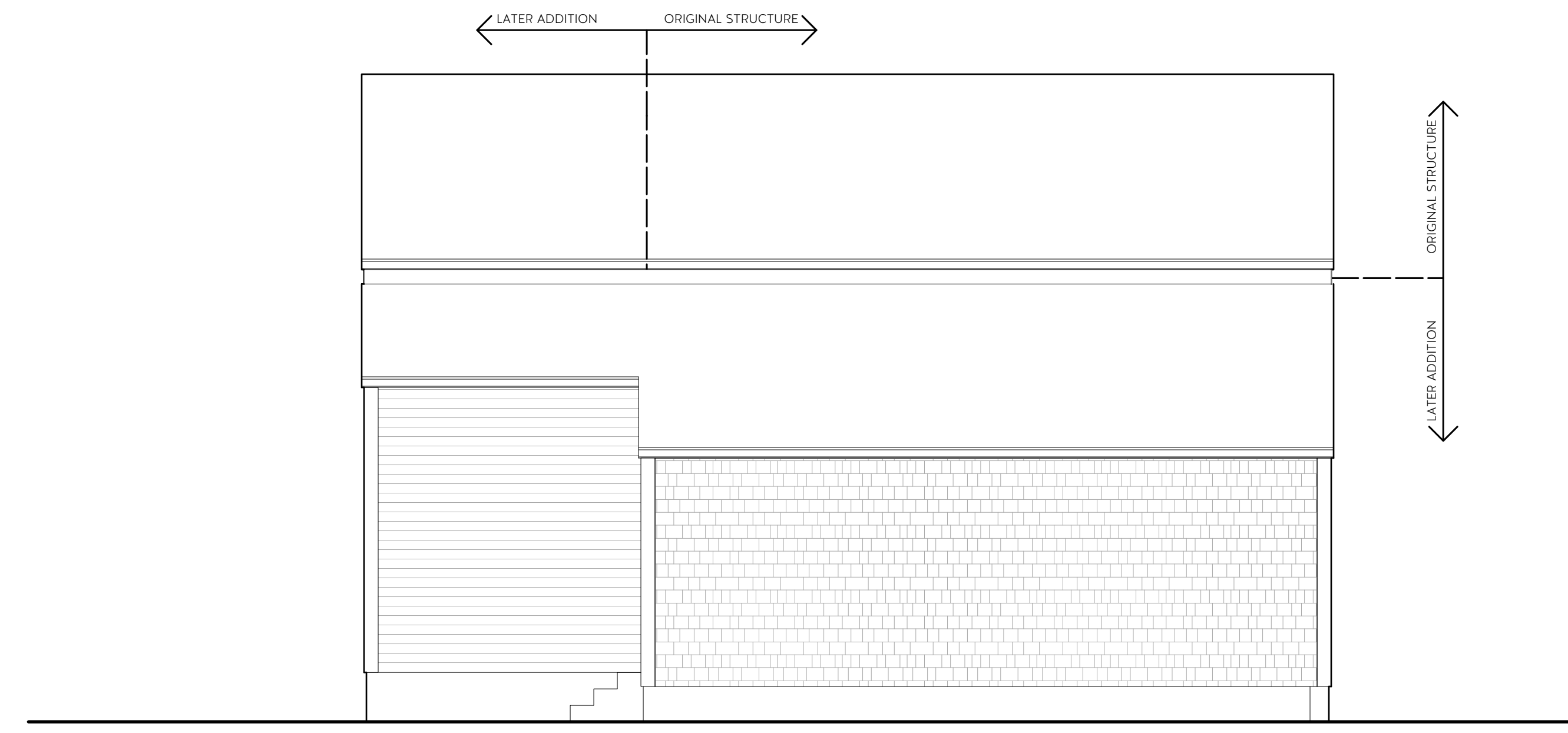
No.	Date	Notes
A	7-6-21	ZBA SUBMISSION

Project #	Project Manager	Date
2020-52	X.X.	7-6-21

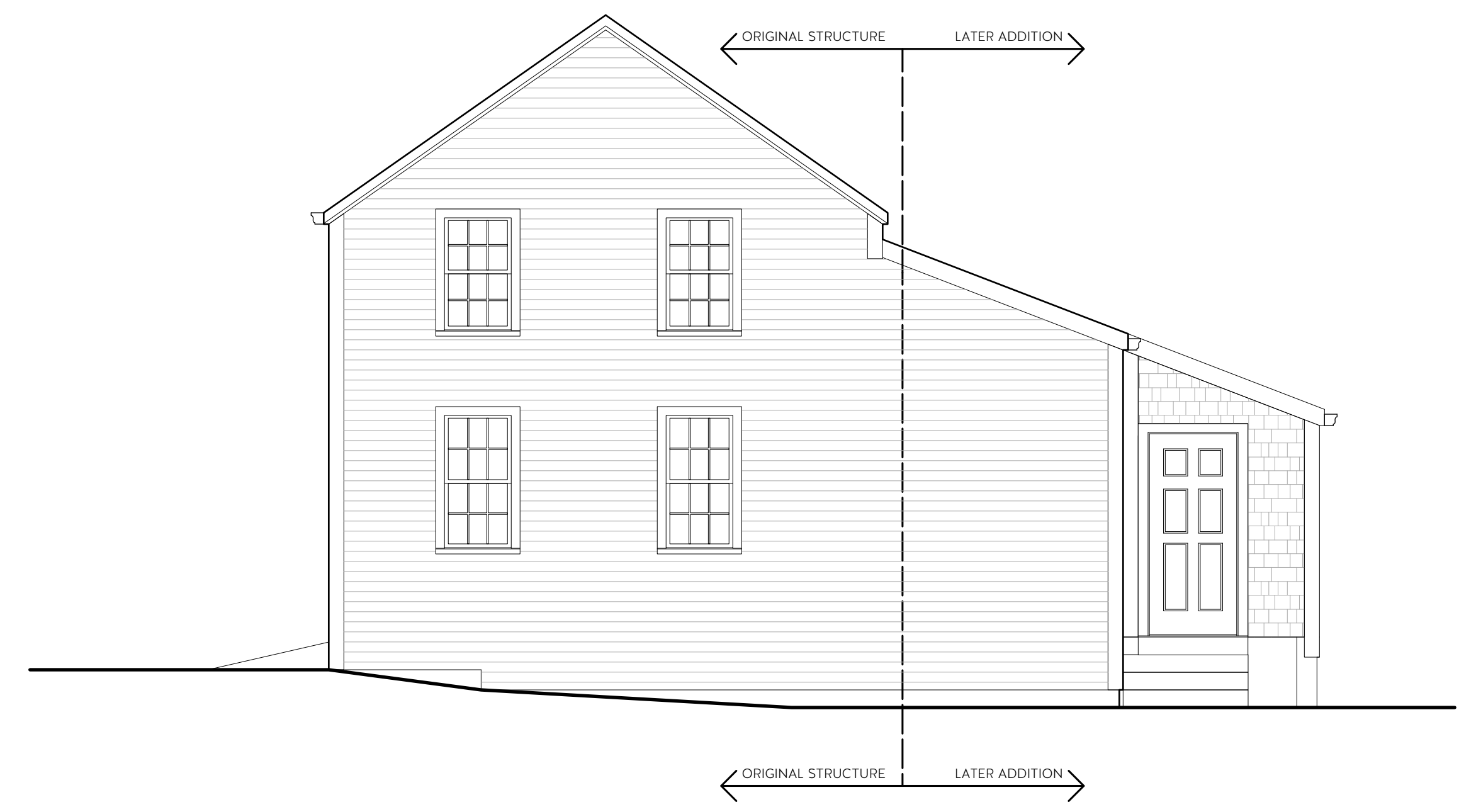
Scale: AS NOTED

EXISTING
ELEVATIONS

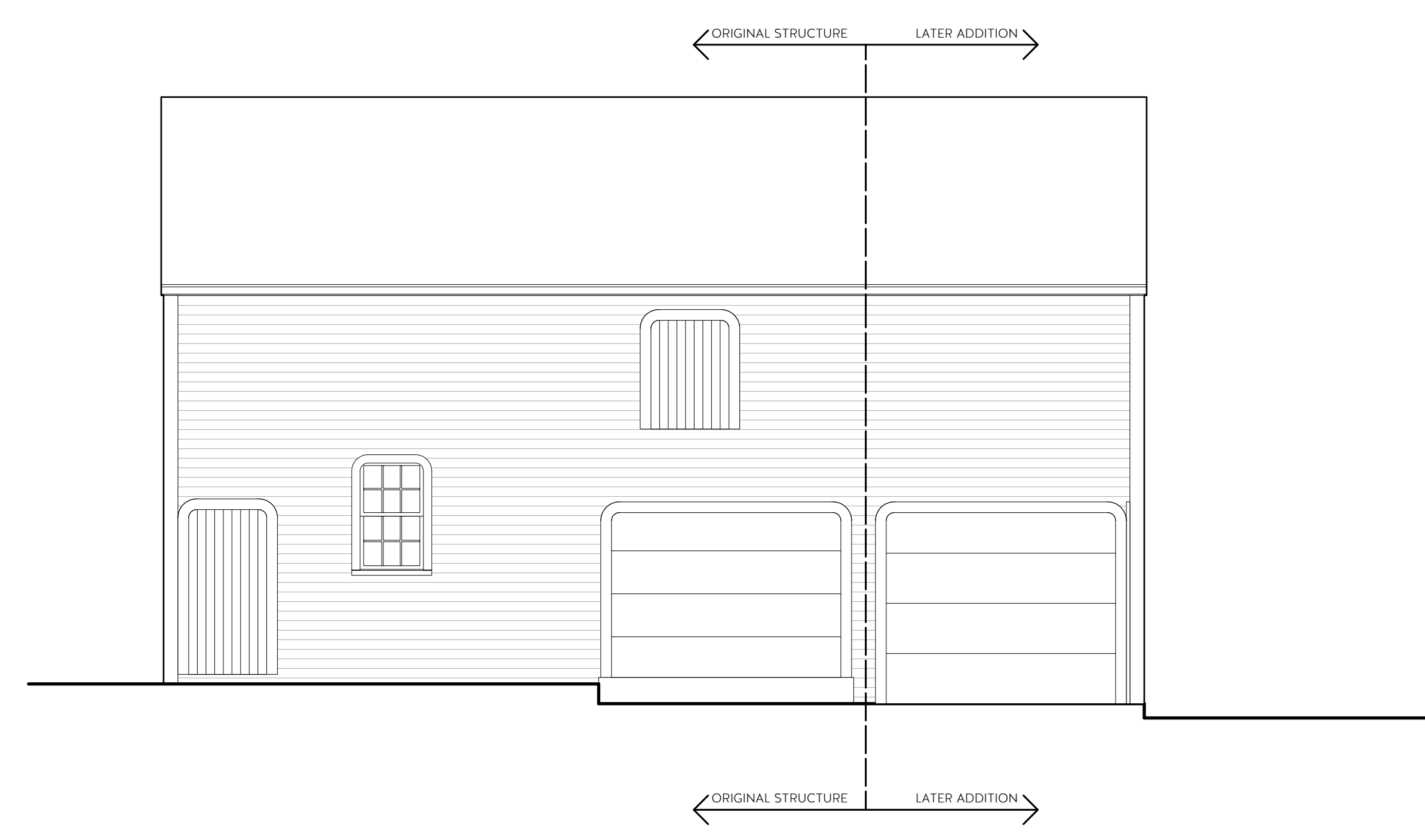
EC2.1



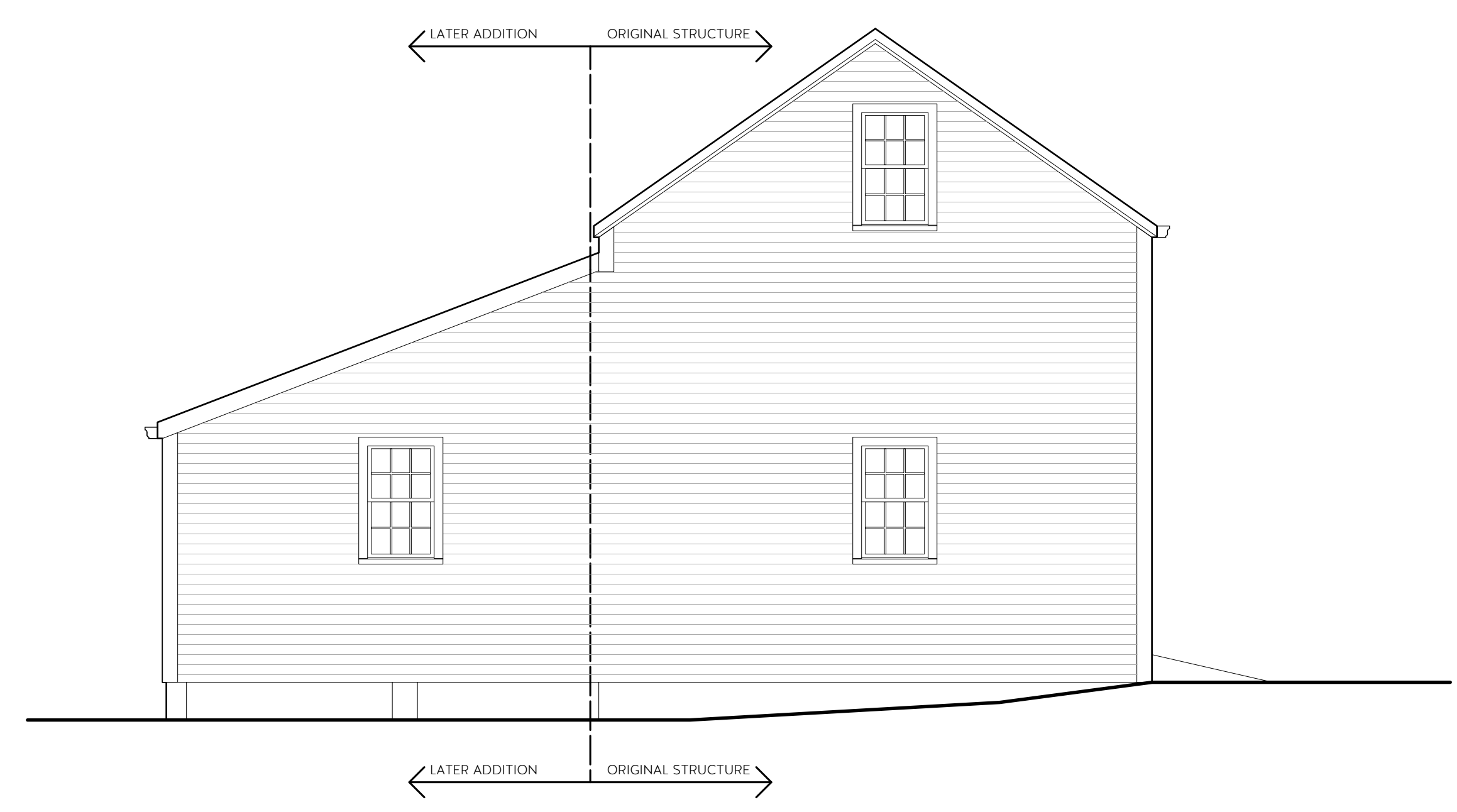
3 REAR ELEVATION
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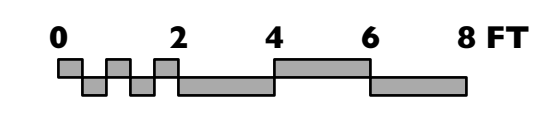
4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



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



2 LEFT 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
A	7-6-21	ZBA SUBMISSION

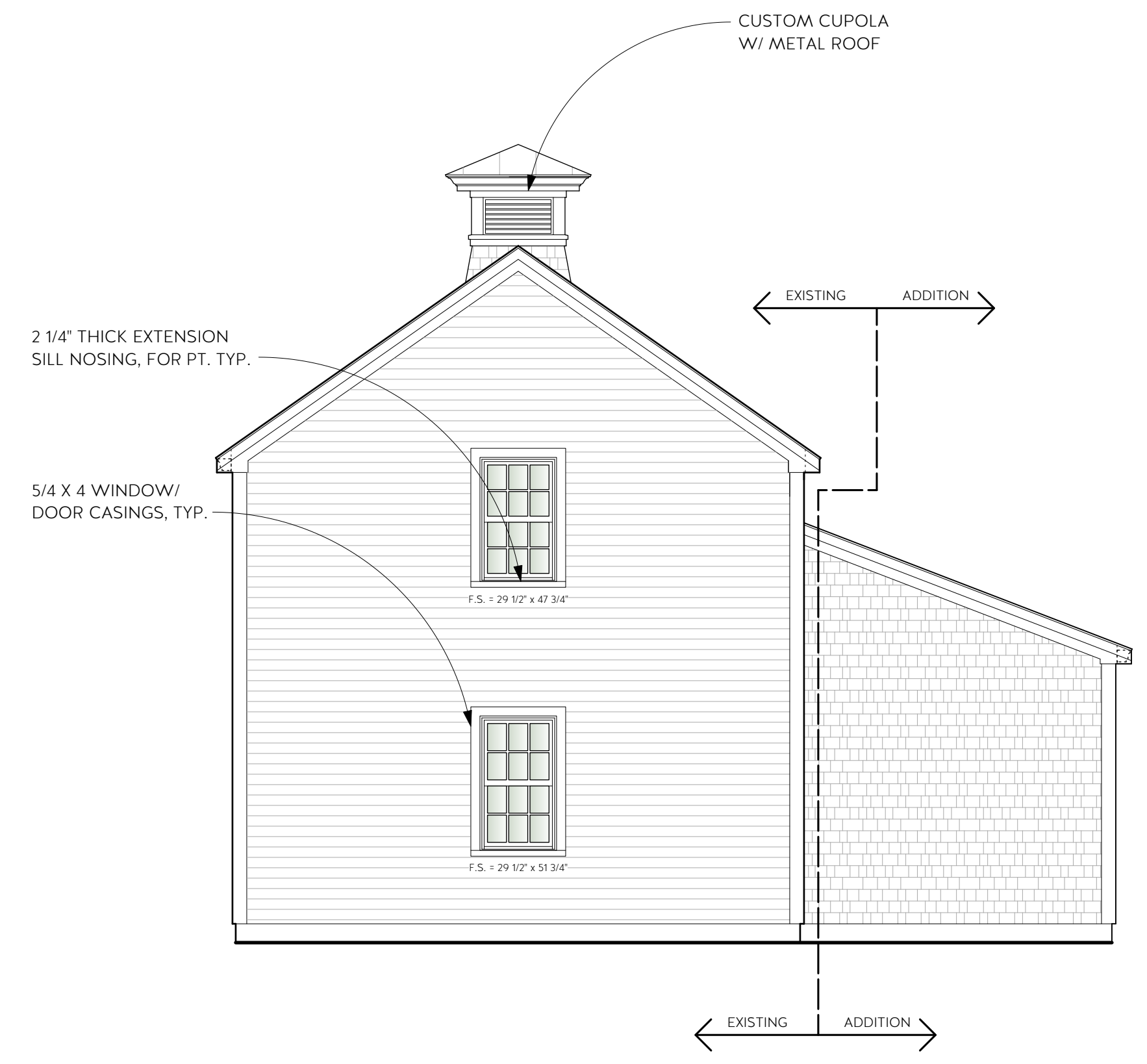
Project #	Project Manager	Date
2020-52	X.X.	7-6-21

Scale: AS NOTED

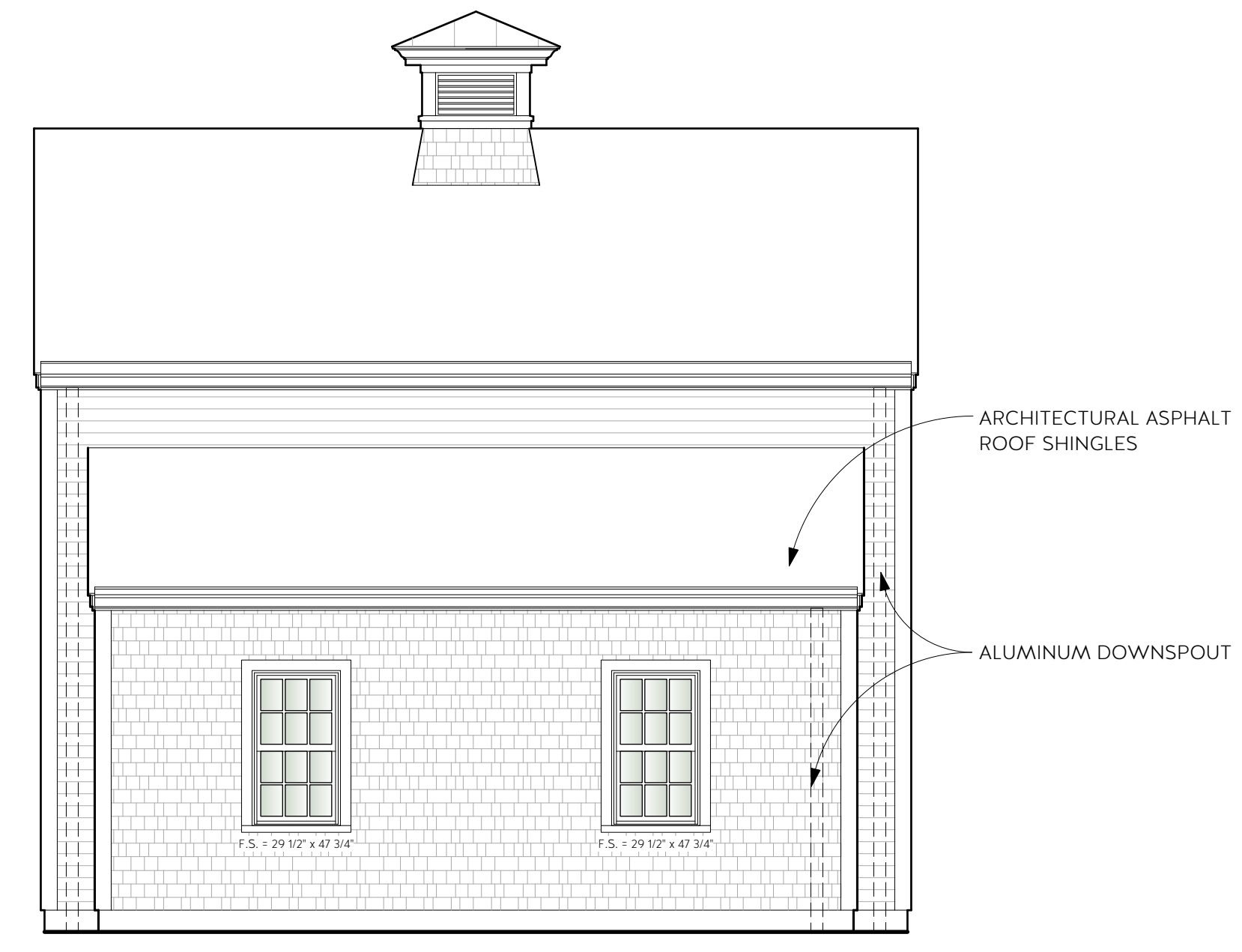
EXISTING
PHOTOGRAPHS

EC2.2

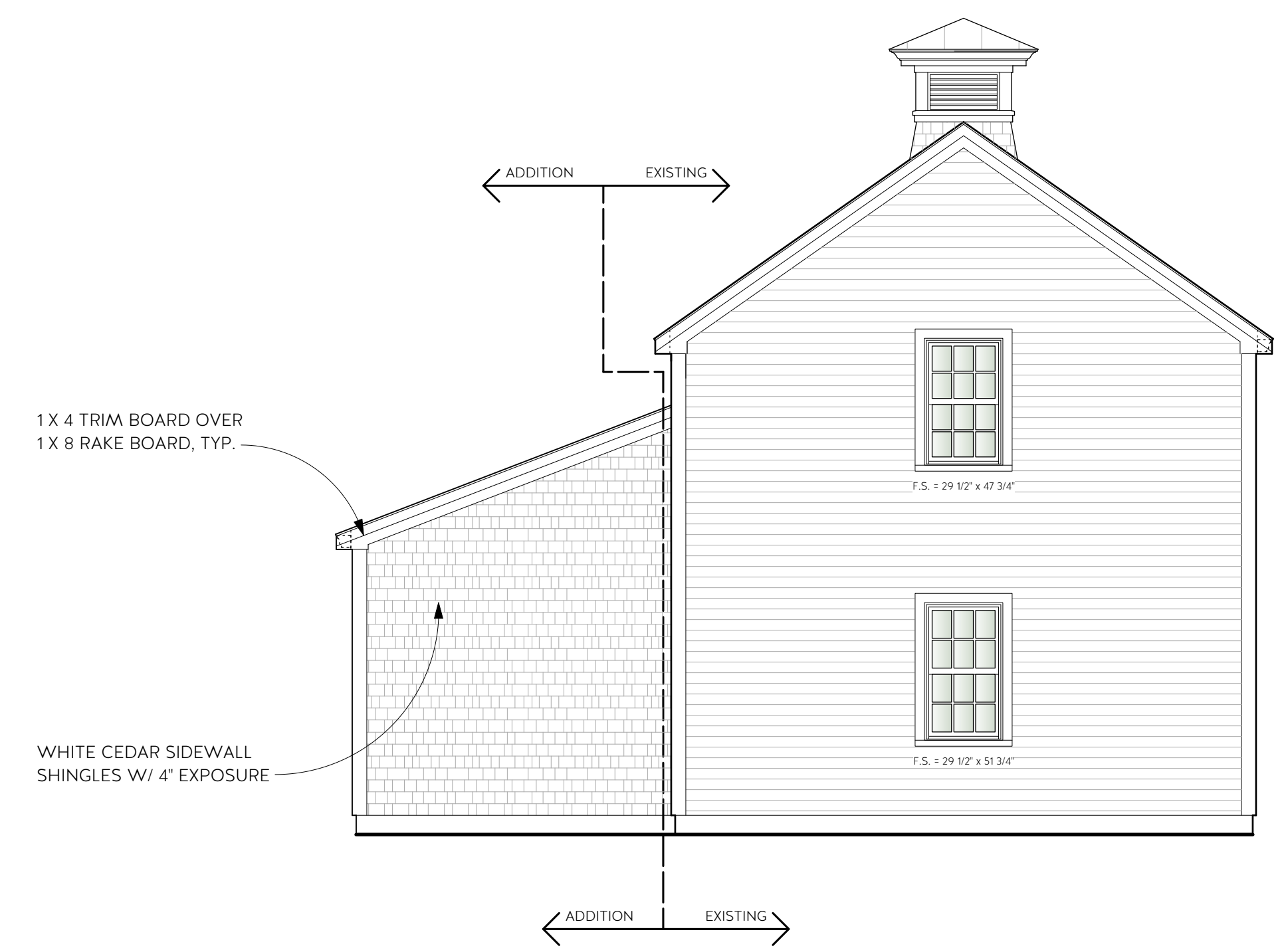
ADDITIONS/ALTERATIONS
TO THE:
BARTLETT BARN
276 HIGH STREET, NEWBURYPORT, MA 01950



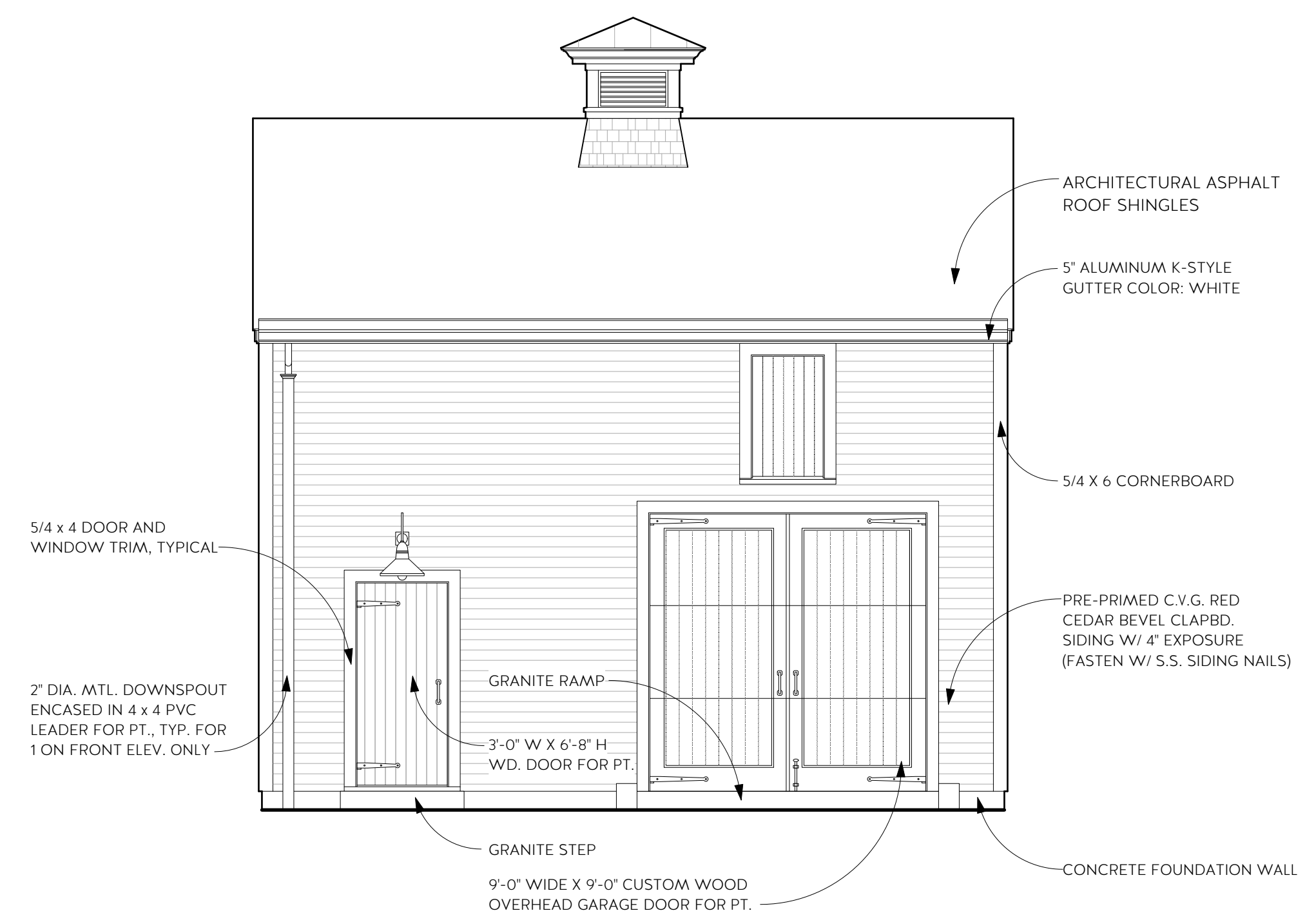
4 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



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



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



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

REVISION & REISSUE NOTES

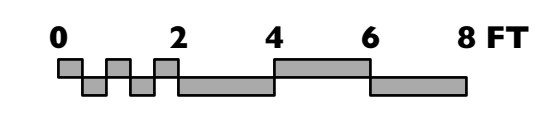
No.	Date	Notes
A	7-6-21	ZBA SUBMISSION

Project #	Project Manager	Date
2020-52	X.X.	7-6-21

Scale: AS NOTED

PROPOSED ELEVATIONS

A2.1





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

REVISION & REISSUE NOTES

No.	Date	Notes
A	7-6-21	ZBA SUBMISSION

Project #	Project Manager	Date
2020-52	X.X.	7-6-21

Scale: AS NOTED

EXISTING STREET
 VIEW

A2.2



2 EXISTING CONDITION RENDERING
NOT TO SCALE



1 PROPOSED RENDERING
NOT TO SCALE

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

REVISION & REISSUE NOTES

No.	Date	Notes
A	7-6-21	ZBA SUBMISSION

Project #	Project Manager	Date
2020-52	X.X.	7-6-21

Scale: AS NOTED

**PROPOSED
RENDERING**

A2.3