

**276 High St.,  
Newburyport**

*Request for*  
**DCOD Historical Report**

**May 13, 2021**



Mead, Talerman & Costa, LLC  
Attorneys at Law

**276 High St.,  
Newburyport**  
**Overview**

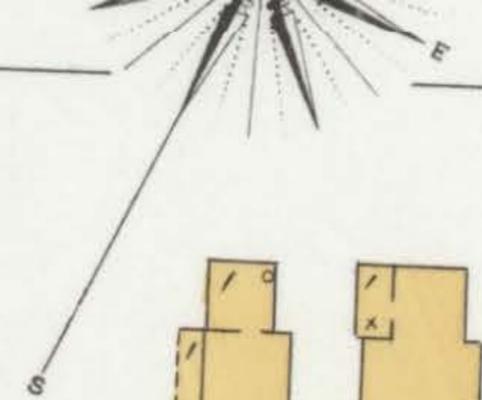
**Overview:**

- Renovate and move existing barn to another location on the lot.
- Renovations involve removing later added additions to barn and construction of new additions to rear of the barn.
- Barn currently located 10.8 off southerly lot line near the middle of the Property.
- Relocation of the barn will be to the rear of property and be located 11 feet from the northerly lot line.
- No work or changes proposed to existing single family structure.

**276 High St.,  
Newburyport**  
**Historical  
Background**

**Historical Background:**

- Barn built in or around 1850 according to District Data Sheets.
  - Described as a “Carriage House”.
  - “Contributing” according to Data Sheets, but no Form B exists.
- 1849 Deed shows no indication of whether buildings existed at that time. Subsequent 1863 deed references “buildings”.
- Ownership was in the Merrill family from 1863-1917 and Bartlett family from 1917-2020.
- Barn appears in 1900, 1906, 1914, and 1925 Sanborn Maps.
  - Appears portion of additions to the barn occurred between 1914 and 1925.



ARRLINGTON

COLLINS

HIGH

D.H.

60

260

264

260

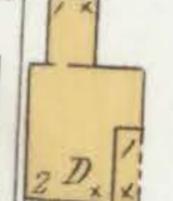
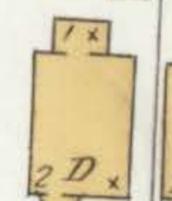
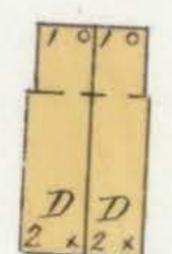
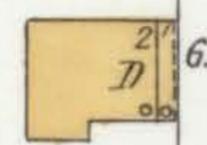
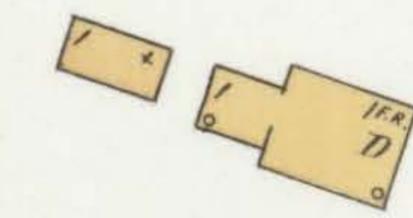
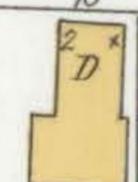
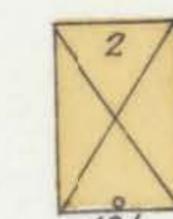
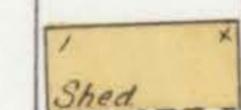
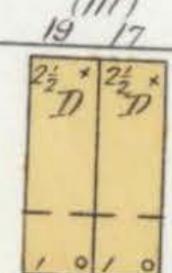
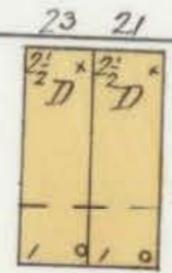
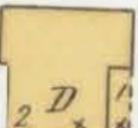
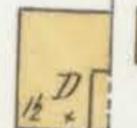
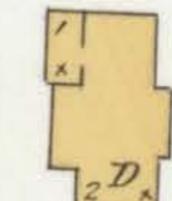
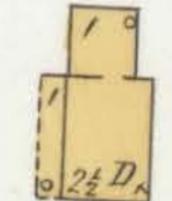
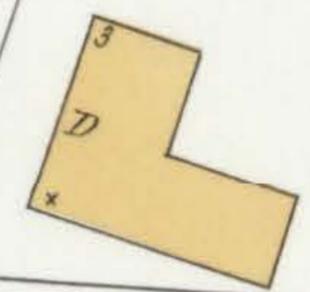
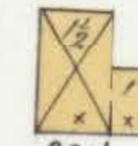
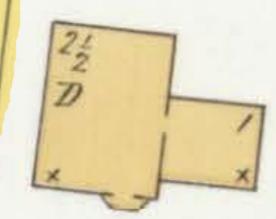
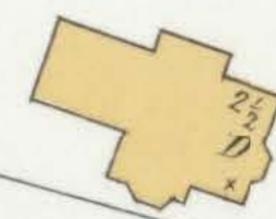
256

256 1/2

260 1/2

40'

30'



103

101 102 103

23 21

(111) 19 17

112

113

114

F.

16

14

12

10

103

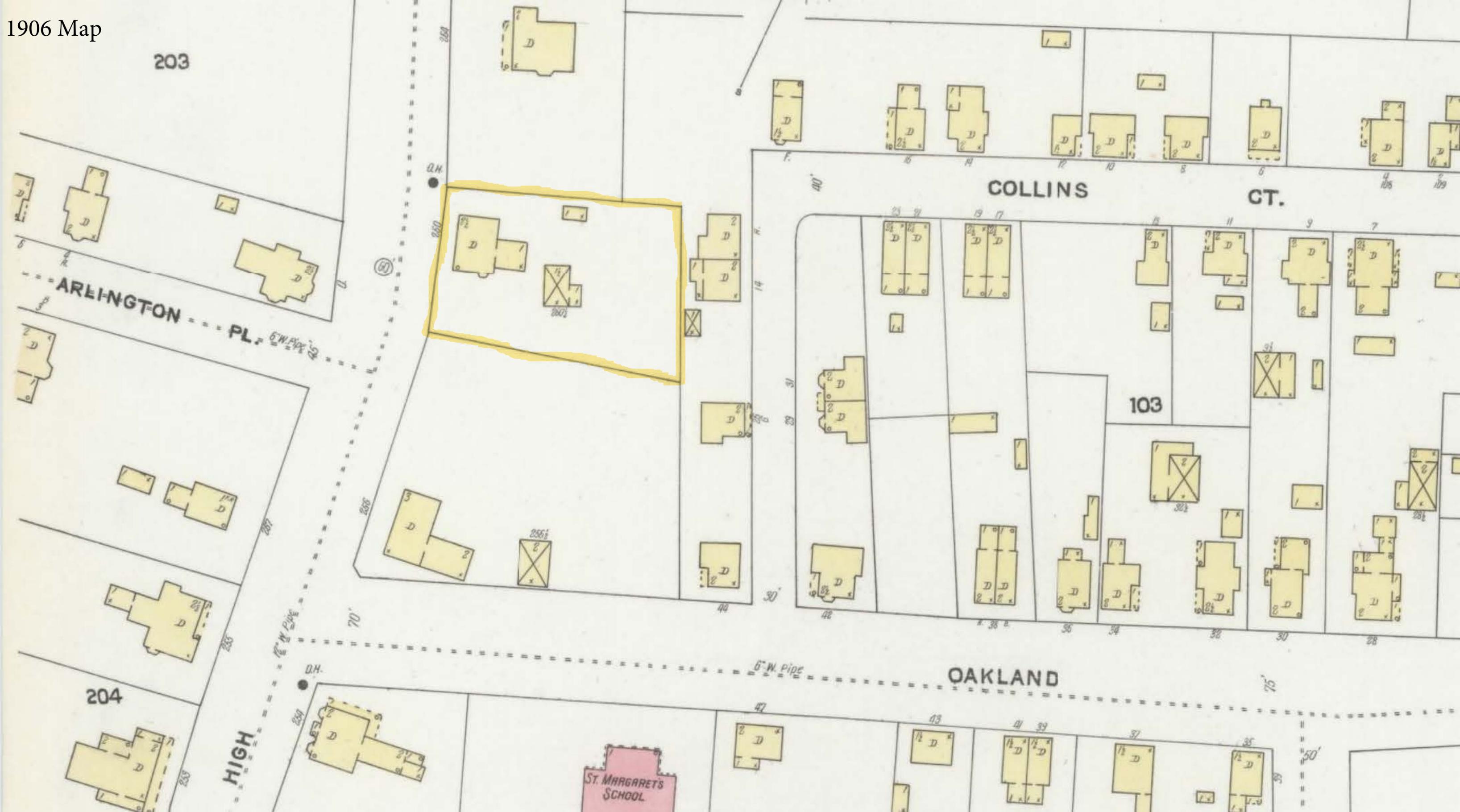
A

D.

G.

F.

F.



1914 Map

3

ARLINGTON ST.

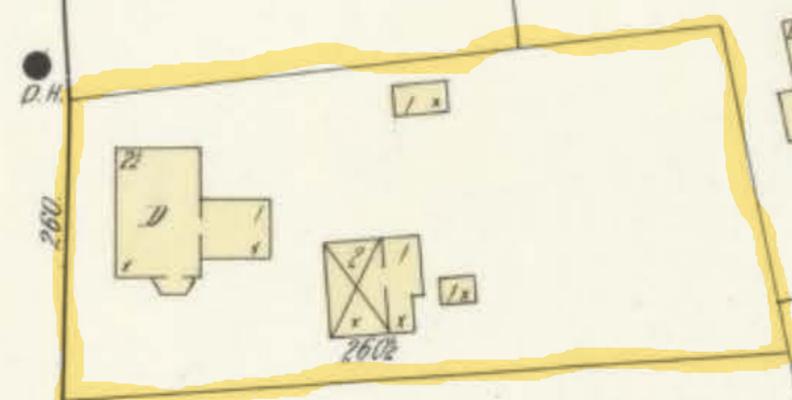
HIGH

OAKLAND

ST. MARGARET'S  
PAROCHIAL SCHOOL.  
HEAT - FURNACE

105

103



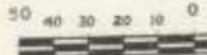
250.

260.

D.H.

4" W. PIPE

6" W. PIPE 30'





# City of Newburyport

02/17/2021



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassGIS/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 (on aerial) |       |            |            |            |          |

**276 High St.,  
Newburyport**  
**Current Conditions  
Report**

**Current Conditions Report:**

Applicant retained Barn Historian, Arron Sturgis of Preservation Timber Framing, Inc. for Current Conditions Report. Concluded:

- Barn was changed by two significant additions since its original construction:
  - 10 foot wide addition to right side gable end as viewed from driveway that is on simple piers and poorly constructed detracts from original form.
  - Second addition along back eave wall of original barn. On minimal piers created in cement blocks. Very lightly framed and negatively impacting the earlier structure.
  - Both additions seriously compromise the structural integrity of the original barn and should be removed.
- Barn sits on stone and brick partial foundation that is crumbling.
- First Floor framing has been greatly altered with little remaining from the original structure.

**276 High St.,  
Newburyport**  
**Current Conditions  
Report Continued**

**Current Conditions Report Continued:**  
Further concluded:

- Original Barn can be saved.
- Poorly added rear addition has resulted in left front corner post in need of in kind replacement due to water penetration and rot as well as missing rear mid bent post.
- Removal of rear addition will allow in kind repairs.
- Feasible and advisable to move barn to rear of property and place on perimeter frost wall and slab.
- Moving barn also enhances view of rear yard.

1899

RESIDENCE OF LATE HENRY MERRILL, JR. (1808-1884)



Residence of the late Henry Merrill  
High St. N. Park 1899



Feb-1920





**276 High St.,  
Newburyport**  
**Proposed Request**

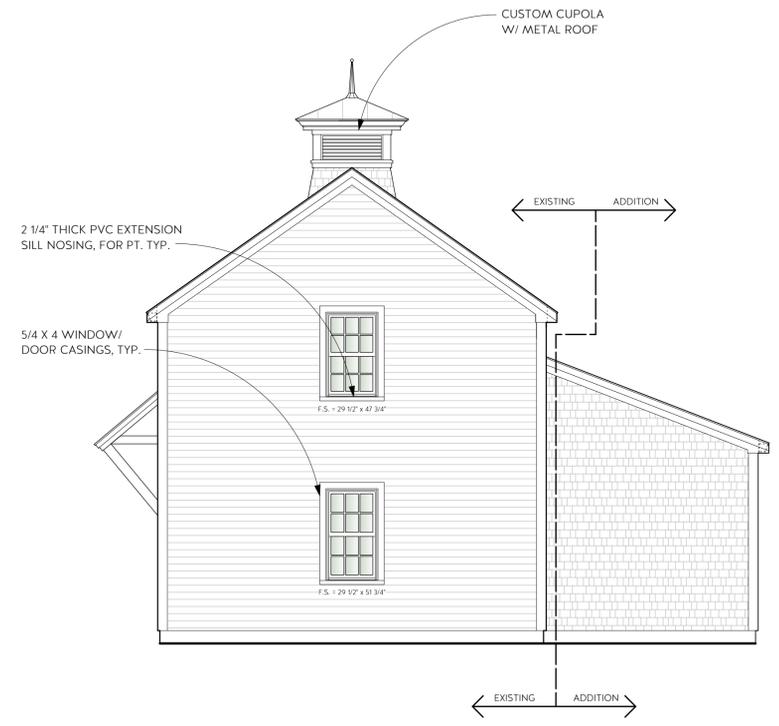
**Proposed Request:**

- DCOD Advisory Report regarding significance of the historic barn structure and relative importance of the structure in context of the block where such structure is located.
- Renovations involve removing later added additions to barn while original barn stays intact.
- Moving barn to location where will have a level new foundation.
- Proposed additions to the barn will be to the rear of structure and subservient to original structure.
- Functionally, the changes will allow the barn to become a useful and active accessory building once again.

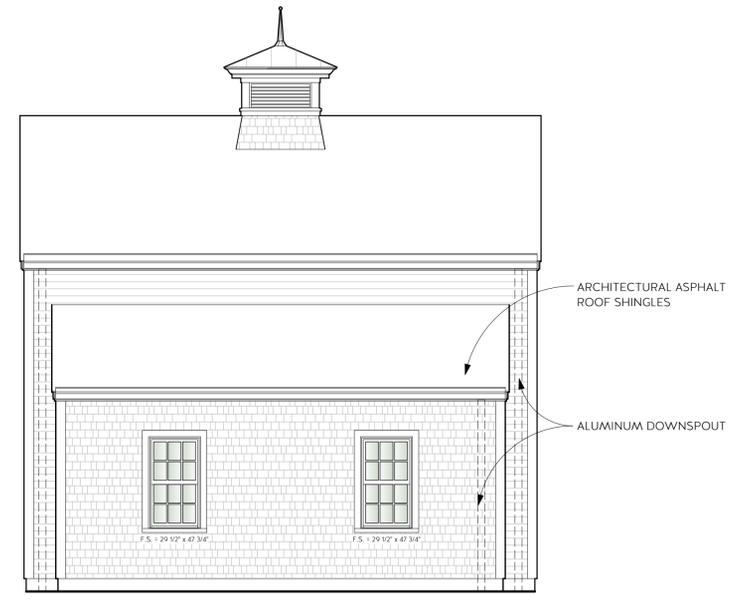




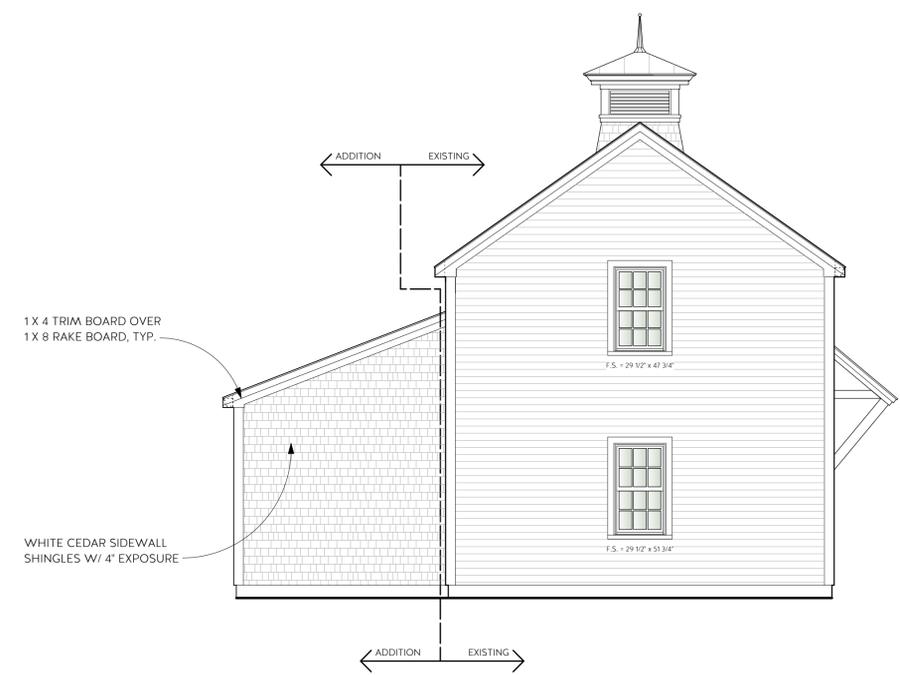
ADDITIONS/ALTERATIONS  
TO THE:  
**BARTLETT BARN**  
276 HIGH STREET, NEWBURYPORT, MA 01950



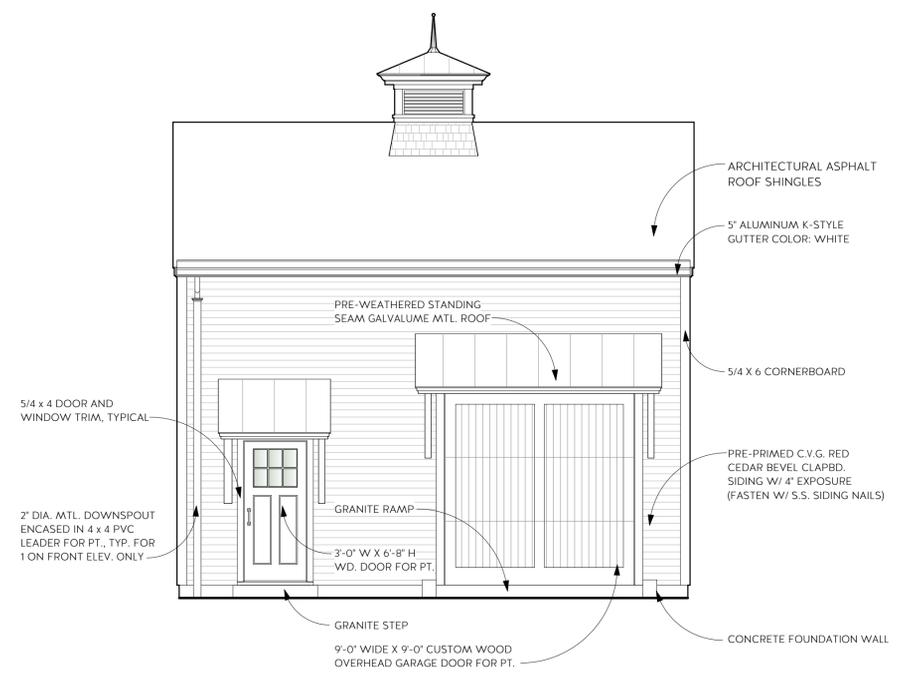
4 PROPOSED RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



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

**PROPOSED ELEVATIONS**

# A2.1

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