

**276 High St.,
Newburyport**

Request for
DCOD Special Permit

August 10, 2021



Mead, Talerman & Costa, LLC
Attorneys at Law

**276 High St.,
Newburyport**
**Application
Summary**

Application Summary:

- Renovate and move existing barn to another location on the property.
- Renovations involve removing later added additions to barn and construction of new additions to rear of the barn.
- Barn currently located 10.8 ft. off southerly lot line near the middle of the Property.
- Relocation of the barn will be to the rear of property on same visual line from High Street. Will meet all required setbacks.
- No work or changes proposed to existing single family structure.
- Moving barn constitutes demolition under DCOD Ordinance requiring DCOD Special Permit.

**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.

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

Current Conditions Report:

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

- Barn was changed with two significant additions since its original construction:
 - 10 foot wide addition to right side gable end as viewed from driveway 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 corner post to be repaired in kind.
- Feasible and advisable to move barn to rear of property and place on perimeter frost wall and slab.
- Moving barn also enhances view and functionality of rear yard.

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

REVISION & REISSUE NOTES

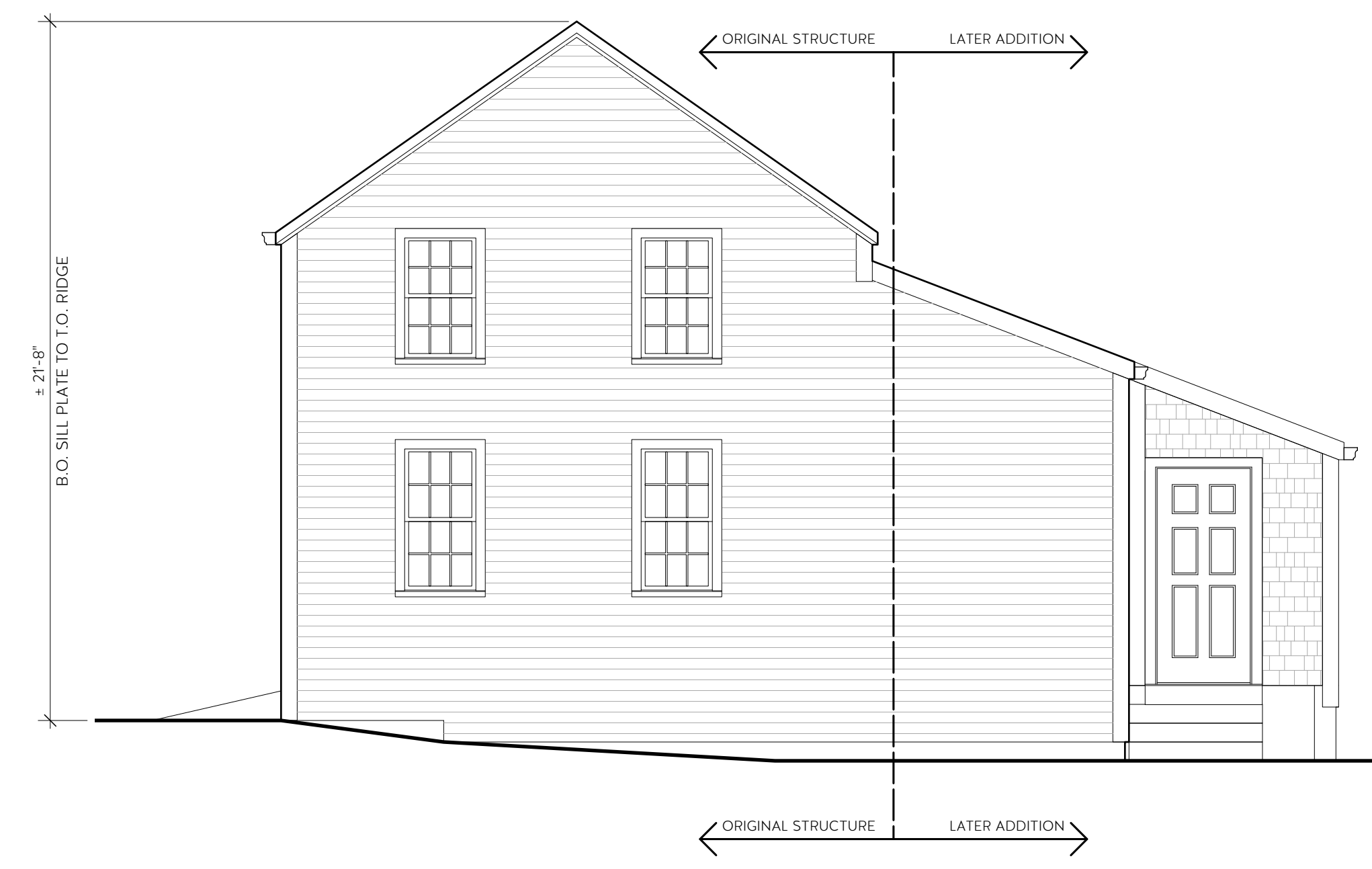
No.	Date	Notes
A	7-6-21	ZBA SUBMISSION

Project #	Project Manager	Date
2020-52	X.X.	7-22-21

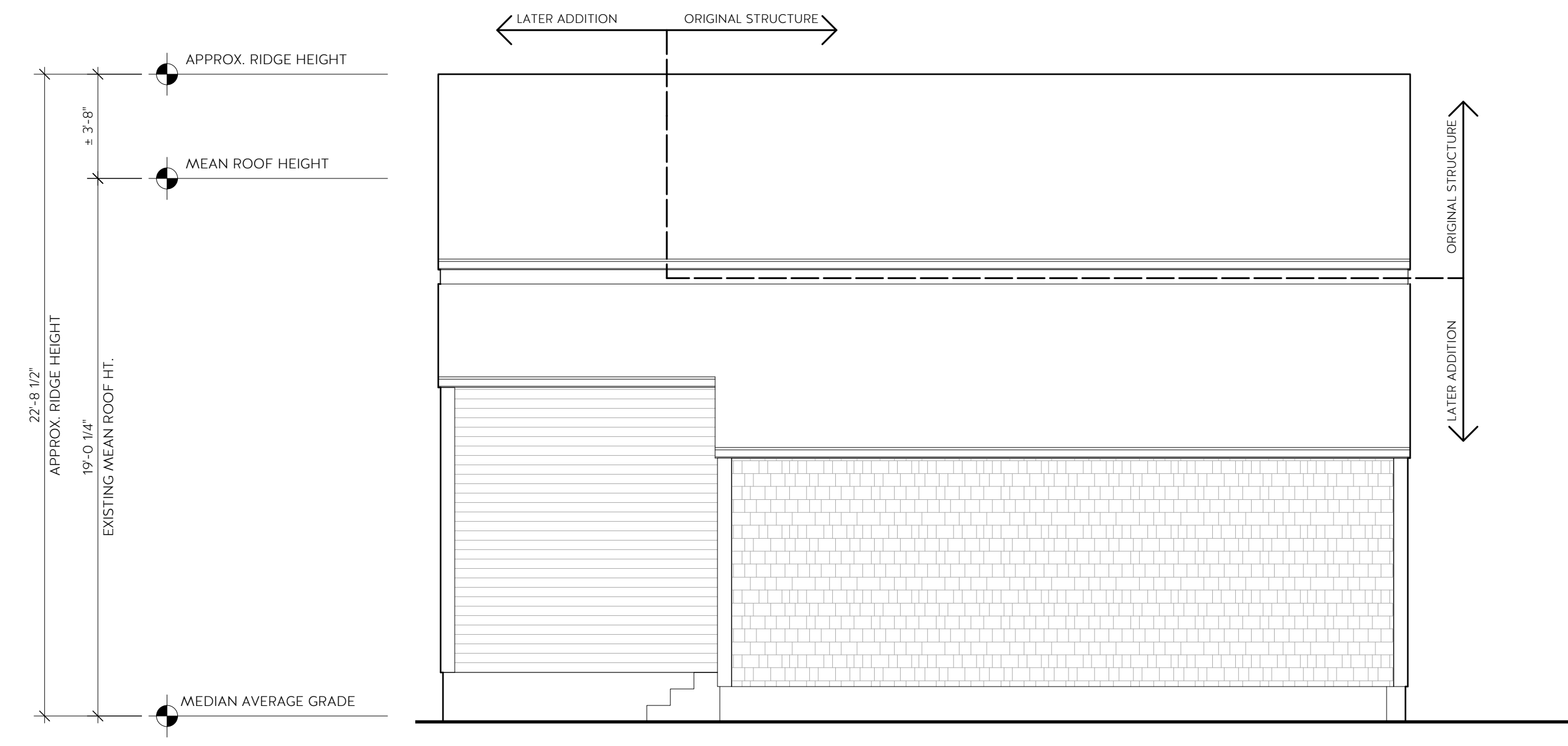
Scale: AS NOTED

EXISTING
ELEVATIONS

EC2.1



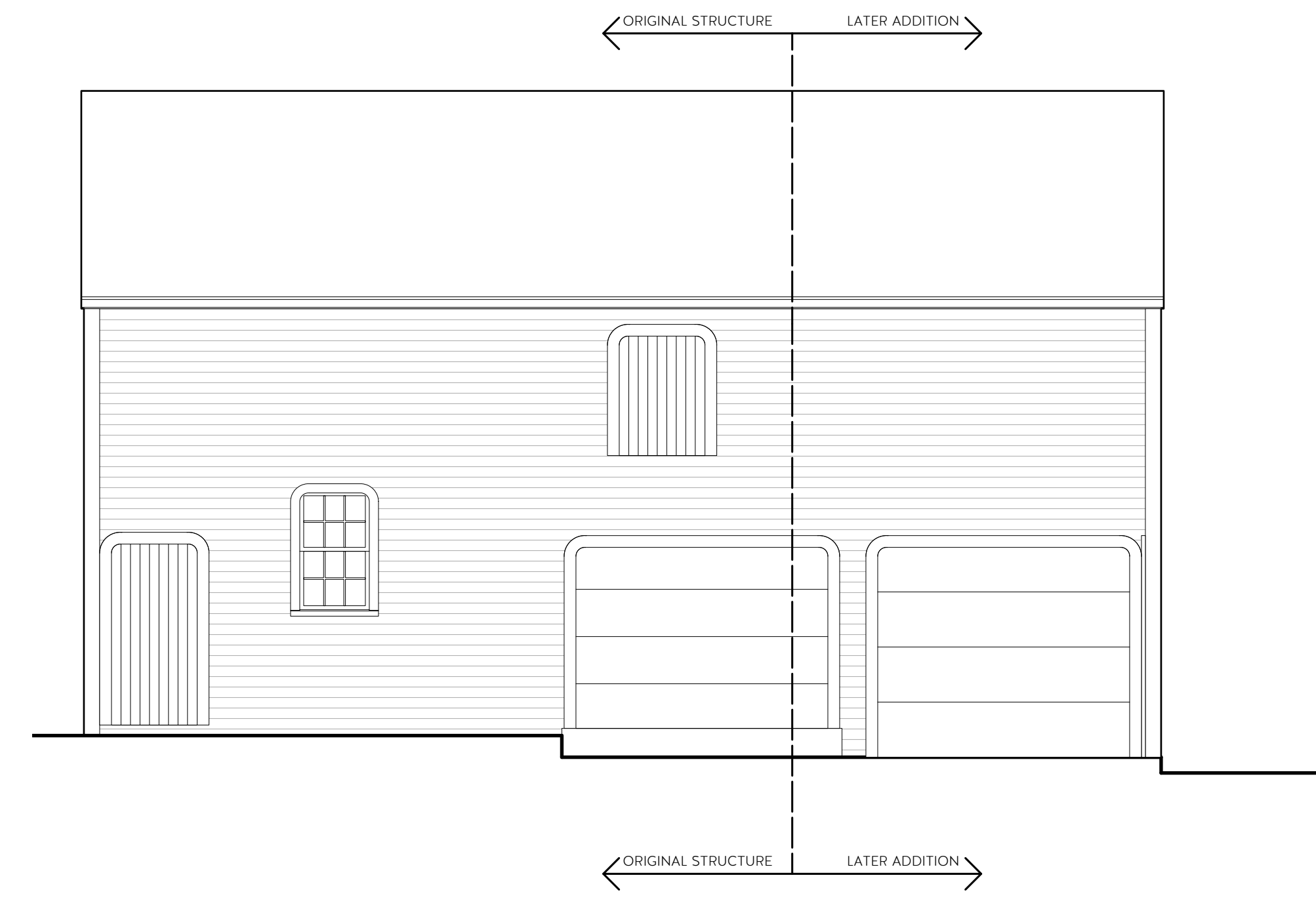
4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



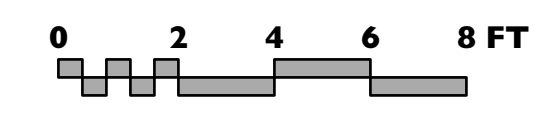
3 REAR ELEVATION
Scale: 1/4" = 1'-0"



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

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EXISTING
PHOTOGRAPHS

EC2.2

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

Proposed Request:

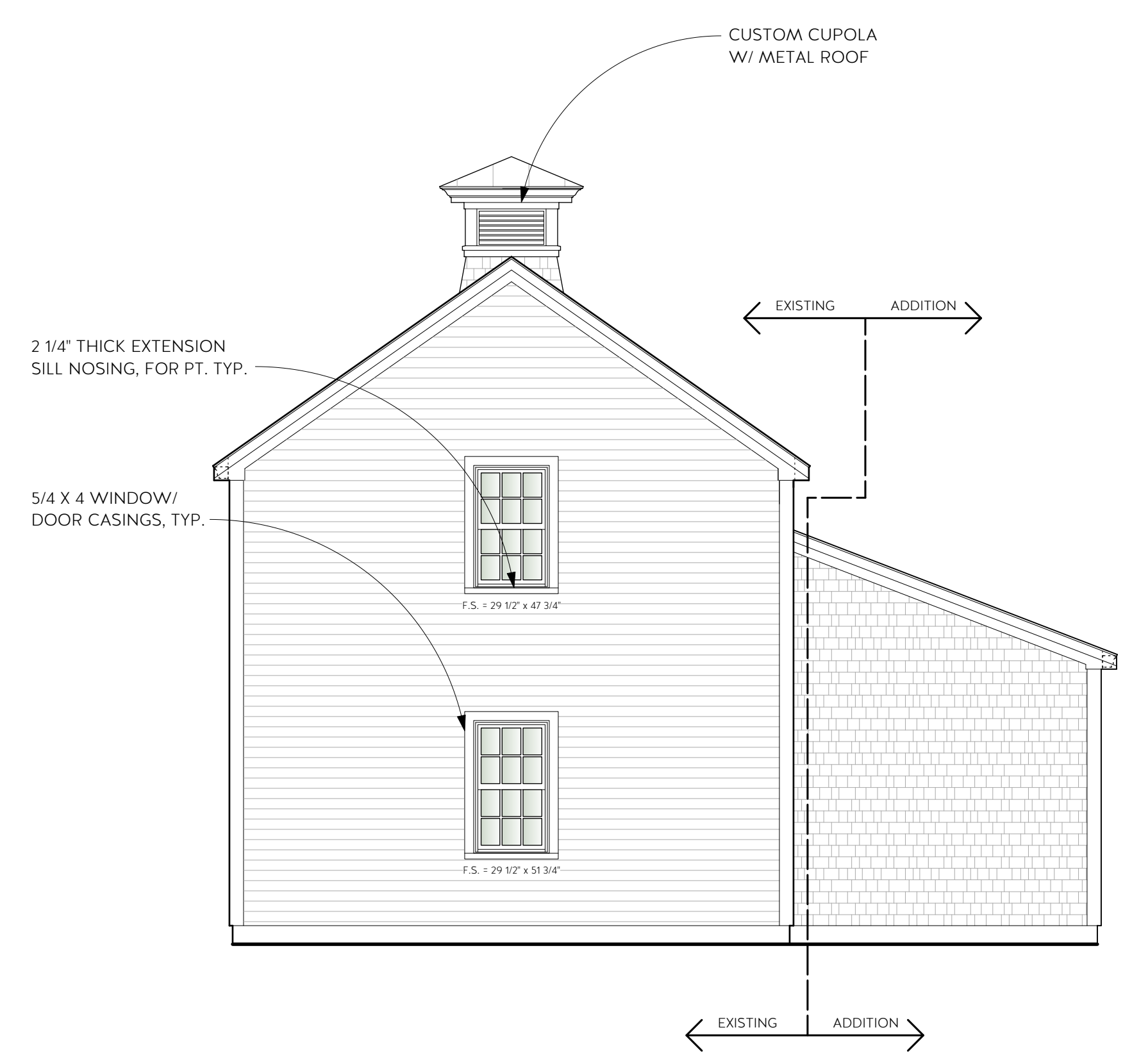
- Demolitions involve removing later added additions to barn while original barn stays intact.
- Moving barn to location where will have a level new foundation.
- Proposed additions to the barn will be to the rear of structure and subservient to original structure.
- Functionally, the changes will allow the barn to become a useful and active accessory building once again while preserving it for the long term future.

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

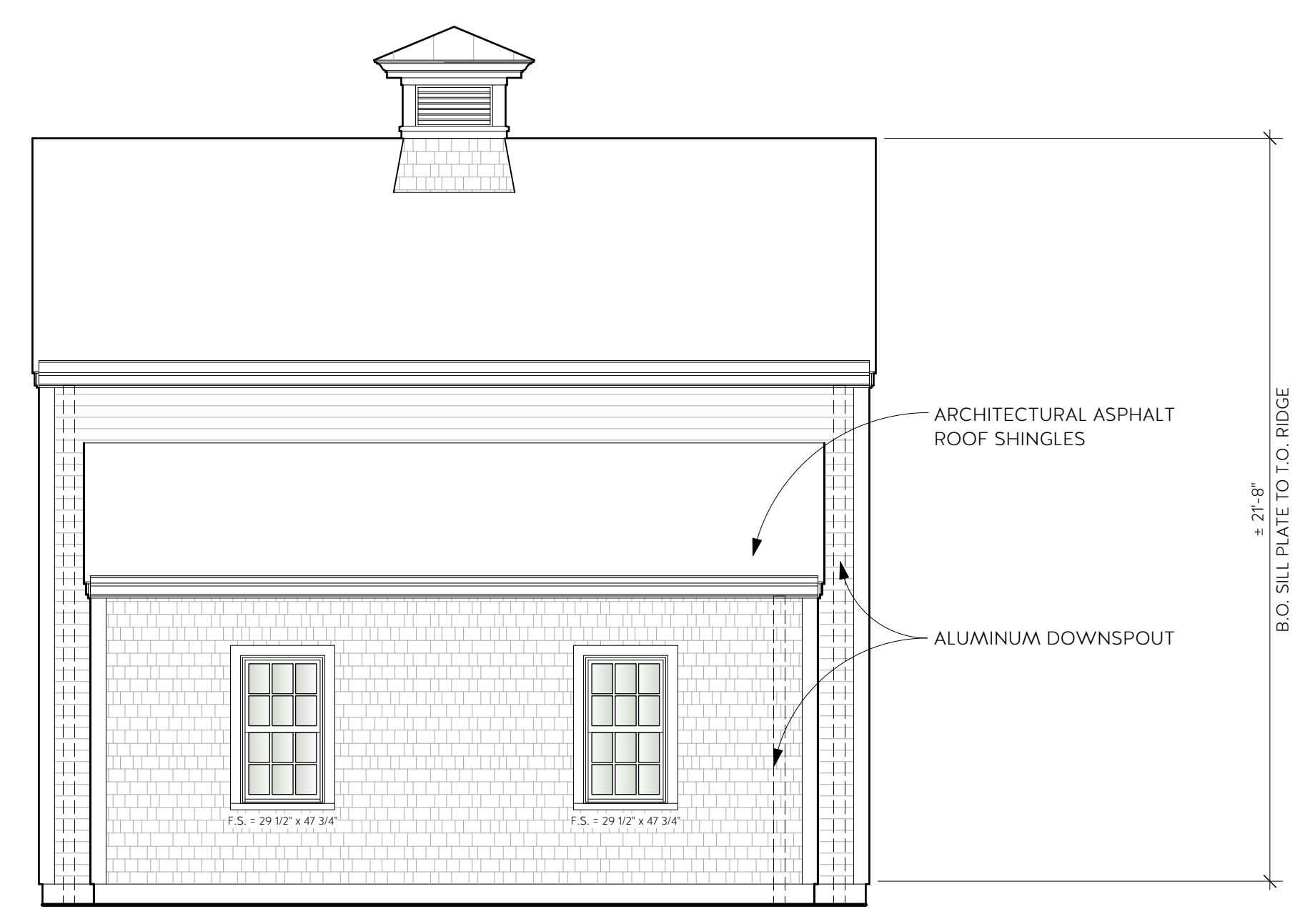
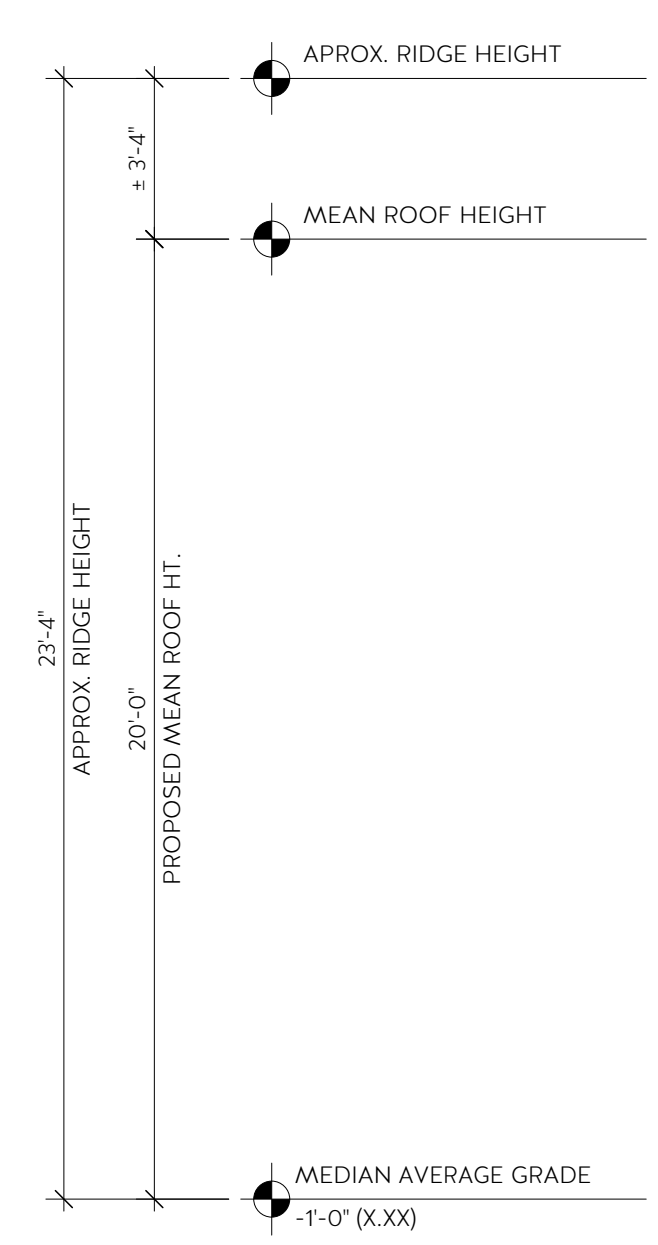
Proposed Request Continued:

- Applicant Appeared in front of Newburyport Historical Commission on May 13, 2021.
- Based on Commissioners' comments during the meeting the consensus was that design features of the renovated barn were too ornate and the prior location proposed to move the barn to back left corner was unacceptable.
- Did not settle on exact number on how much the barn could be moved. Historical Report says no more than 1-2 feet.
- Applicant has simplified redesigned of the barn to be less ornate in keeping with its original design and relocating it on same visual line when viewing from High Street.

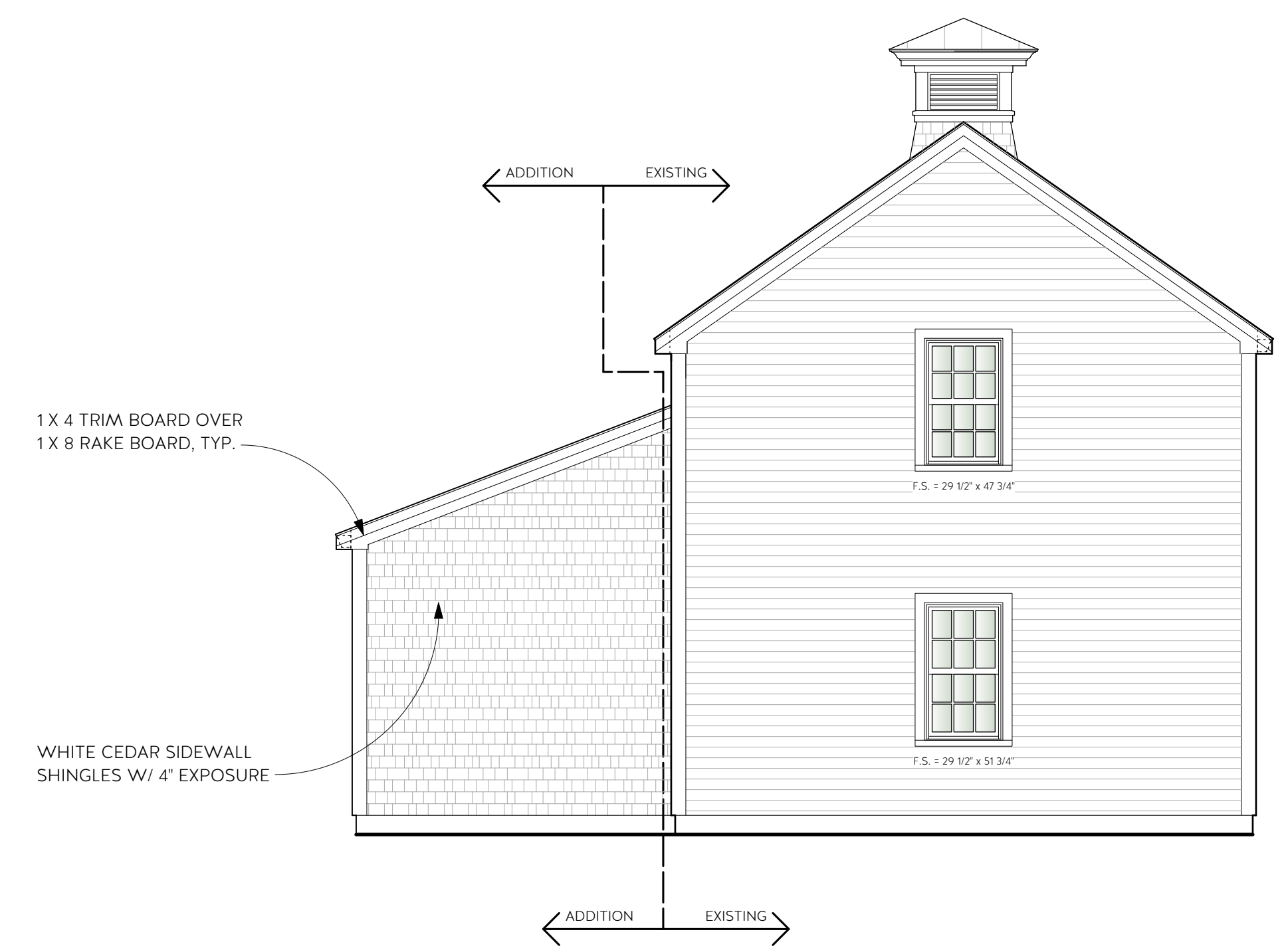
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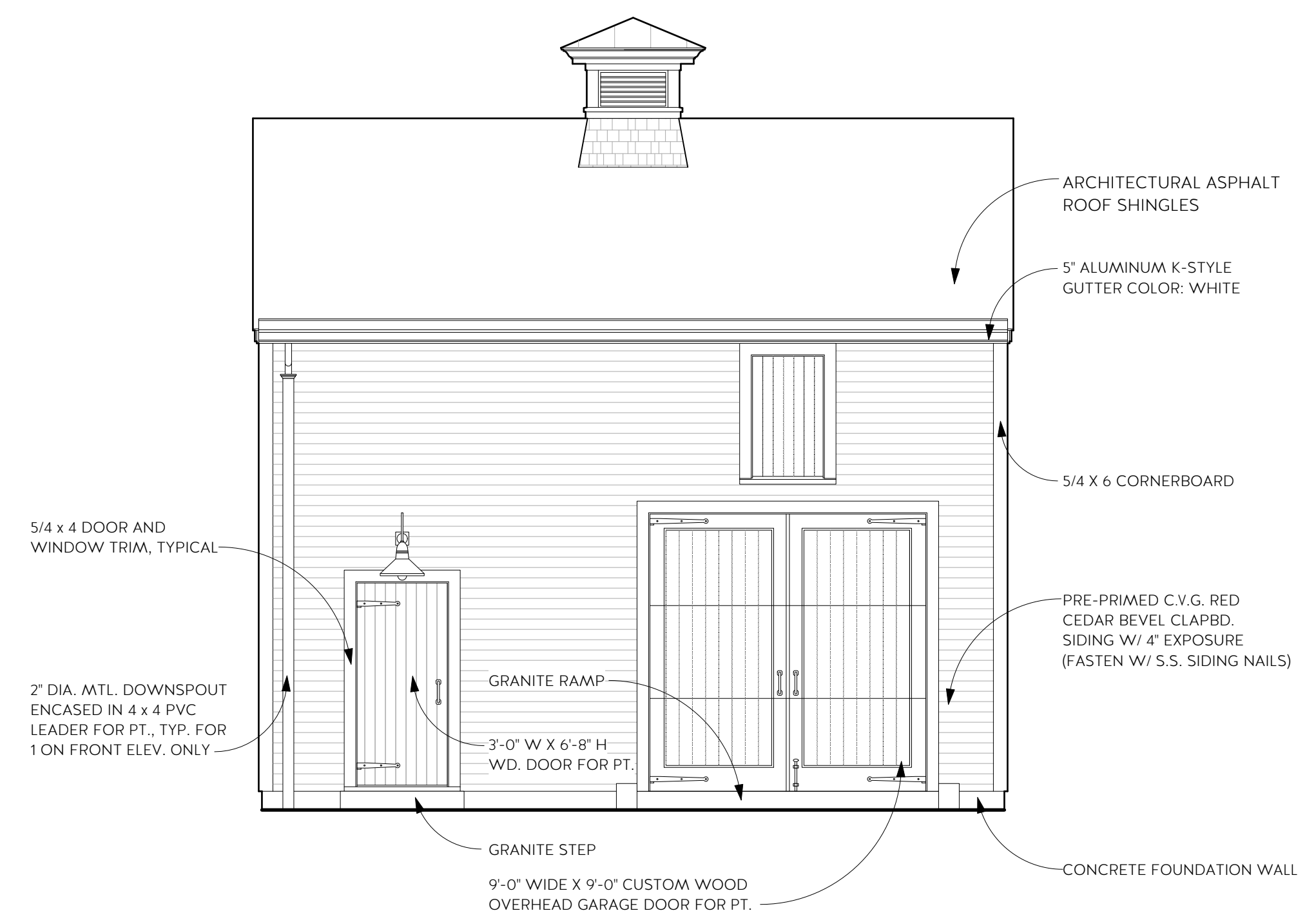
4 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



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

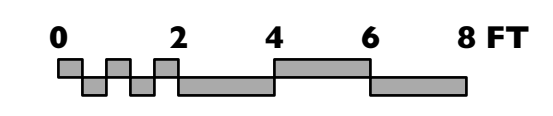
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Scale: AS NOTED

PROPOSED ELEVATIONS

A2.1





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TO THE:
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EXISTING STREET
VIEW

A2.2

**276 High St.,
Newburyport
DCOD Special
Permit Criteria**

DCOD Criteria:

- Requires the ZBA to 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.”

**276 High St.,
Newburyport
DCOD Special
Permit Criteria
Applied**

DCOD Criteria Applied:

- Historical Commission Report did not disagree with removal of later added additions to the Barn.
- Applicant's historical preservation expert's report was that "The original barn can be repaired and saved."
- Relocation of barn is essential due to sitting on what expert calls a "crumbling stone and brick foundation. It is only a partial foundation and its use is limited."
- In terms of constructability, practicality, and safety, shifting the barn back no more than 1-2 feet does not allow Applicant to place barn on stable new full foundation and off its current "crumbling" partial foundation.
- Moving barn further back also opens back yard to a more complete use rather than having it sit in middle of yard.
- Barn will remain visible from High Street and public way after being relocated.

General Special Permit Criteria:

- 1. Use of Property is Single Family which is allowed by right in R-2 District. Barn is accessory structure.**
- 2. Being allowed by right in R-2 District use is desirable.**
- 3. Maintaining the single family use and moving the barn on the property will not create undue traffic congestion, or unduly impair pedestrian safety.**
- 4. Proposal will have no impact on public utilities.**
- 5. There are no special regulations for single family uses.**
- 6. Continued single family use with an accessory structure is consistent with the neighborhood and allowed by right.**
- 7. Single family use is not changing and will have no impact on the neighborhood.**
- 8. Being by right, single family use is in harmony with purpose and intent of the ordinance.**
- 9. Renovation of the barn will be completed in a manner that will not emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise vibration, smoke, dust, odor or other form of environmental pollution.**