

**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:

The demolition will allow a shed dormer to supply height and natural light to the existing master bedroom.

Describe alternatives to demolition that have been considered:

Please attach additional pages if necessary.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's Signature (if different) Guin P. Moody Date 5/10/20

CITY OF NEWBURYPORT, MA  
**ZONING DETERMINATION**

APR# \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Zoning District(s): \_\_\_\_\_

Request: \_\_\_\_\_

**ZONING BOARD REVIEW REQUIRED**

**Variance**

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

**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)

**Smart Growth District (XXIX)**

- Plan Approval

**Site Plan Review (XV)**

- Major
- Minor

**HISTORICAL COMMISSION REVIEW REQUIRED**

- Demo. Delay
- \*Advisory Review

**CONSERVATION COMMISSION REVIEW REQUIRED**

\_\_\_\_\_

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

\_\_\_\_\_  
Newburyport Zoning Administrator

\_\_\_\_\_  
Date

# 286 HIGH ST

**Location** 286 HIGH ST

**MBLU** 59/ 66/ / /

**Owner** MORRIS BRIAN P

**Assessment** \$1,428,700

**PID** 4038

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,126,200	\$302,500	\$1,428,700

## Owner of Record

**Owner** MORRIS BRIAN P  
**Co-Owner** ALLISON K T/E  
**Address** 286 HIGH ST  
NEWBURYPORT, MA 01950

**Sale Price** \$599,000  
**Certificate**  
**Book & Page** 29359/0150  
**Sale Date** 03/29/2010  
**Instrument** 10

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORRIS BRIAN P	\$599,000		29359/0150	10	03/29/2010
DEPIERO MARK A TRS	\$650,000		29193/0367	1P	01/04/2010
FIRST CHURCH OF	\$0		3220/0185		05/18/1940

## Building Information

### Building 1 : Section 1

**Year Built:** 1850  
**Living Area:** 3,739

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	2
Occupancy	1

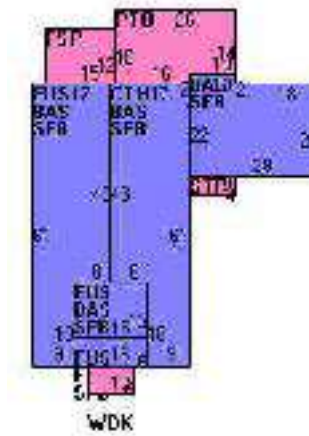
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8
Bath Style:	Modern
Kitchen Style:	Modern

### Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPphotos/\01\00\59\14.jpg>)

### Building Layout



([http://images.vgsi.com/photos/NewburyportMAPphotos/Sketches/4038\\_41!](http://images.vgsi.com/photos/NewburyportMAPphotos/Sketches/4038_41!))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,558	2,558
FUS	Upper Story, Finished	1,181	1,181
CTH	Cathedral Ceiling	893	0
FOP	Porch, Open	96	0
FSP	Porch, Screened	180	0
PTO	Patio	396	0
SFB	Base, Semi-Finished	2,654	0
STP	Stoop	40	0
WDK	Deck, Wood	60	0
		8,058	3,739

### Extra Features

Extra Features

Legend

No Data for Extra Features

**Land**

**Land Use**

**Use Code** 1010  
**Description** SINGLE FAM

**Land Line Valuation**

**Size (Acres)** 0.31  
**Depth** 0  
**Assessed Value** \$302,500

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR2	GARAGE-GOOD			529 S.F.	\$18,100	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,044,000	\$302,500	\$1,346,500

NEWBURYPORT  
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
1497 278	59-69		ca 1960	Colonial Revival	INT
1498 280	59-68		ca 1895	Queen Anne	C
1499 282-284	59-67		ca 1810; 1900	Federalist; alterations	C
1500 286	59-66	First Church of Christ Scientist	ca 1940-1945	Colonial Revival	INT
1501 294	52-48		ca 1890	Queen Anne	C
1502 296	52-47		ca 1900	Colonial Revival	C
1503 298	62-46		ca 1930	Colonial Revival	C
✓ 300 #2923	62-45	Belleville Cong. Church Belleville Vestry	1867 ca 1867 ca 1930	Italianate Greek Revival; alterations	C
1504 304	62-44		ca 1870	sidehall Italianate	C
1505 308	62-43		ca 1870	sidehall Italianate	C
1506 310	62-42		ca 1870	Italianate	C
1507 312	62-41		ca 1860	Italianate	C

MORRIS RESIDENCE  
 286 HIGH STREET NEWBURYPORT, MA

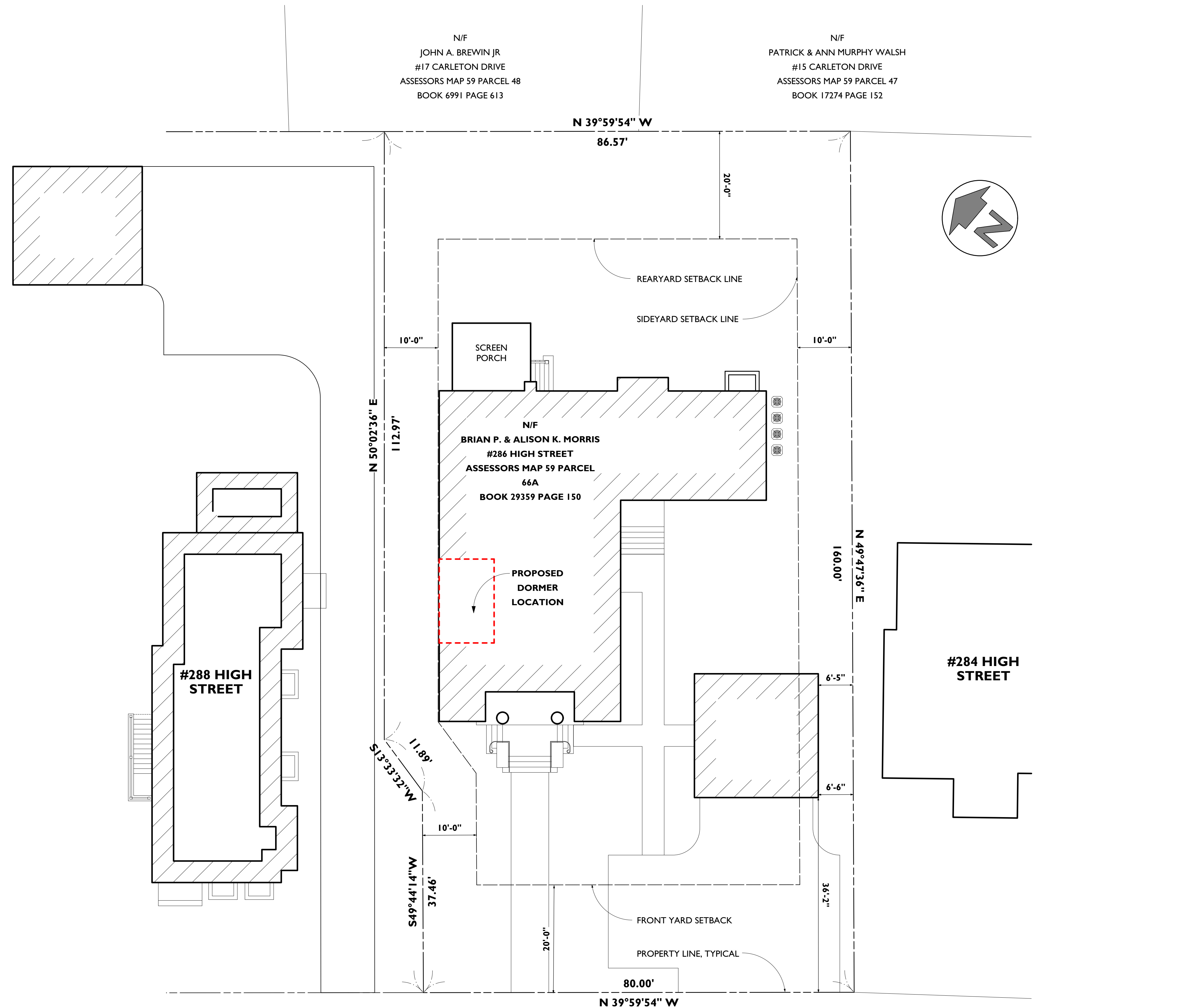
REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2019-22	Project Manager M.L.	Date 6-10-20
Scale: AS NOTED		

PROPOSED SITE PLAN

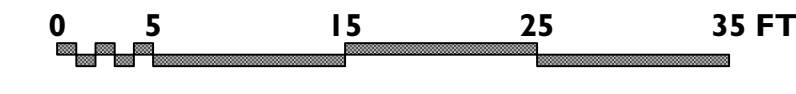
A0.0



HIGH STREET

(PUBLIC - PAVEMENT WIDTH > 40')

1 SITE PLAN FOR 286 HIGH STREET  
 SCALE: 1" = 10'







1 EXISTING SOUTH-WEST ELEVATION



2 EXISTING NORTH-WEST ELEVATION



3 EXISTING NORTH-EAST ELEVATION



4 EXISTING SOUTH-WEST ELEVATION

MORRIS RESIDENCE  
 286 HIGH STREET NEWBURYPORT, MA

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2019-22	Project Manager M.L.	Date 6-10-20
----------------------	-------------------------	-----------------

Scale: AS NOTED

EXISTING  
 PHOTOGRAPHS

A1.0



1 290 HIGH STREET



2 288 HIGH STREET



3 282 HIGH STREET



4 280 HIGH STREET

MORRIS RESIDENCE  
 286 HIGH STREET NEWBURYPORT, MA

REVISION & REISSUE NOTES		
No.	Date	Notes
Project #	Project Manager	Date
2019-22	M.L.	6-10-20
Scale: AS NOTED		

CAD File Name:  
 286HighSt\_CD\_Dormer.vwx



1 WOODLAND STREET VIEW

**MORRIS RESIDENCE**  
 286 HIGH STREET NEWBURYPORT, MA

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2019-22	Project Manager M.L.	Date 6-10-20
----------------------	-------------------------	-----------------

Scale: AS NOTED

NEIGHBORHOOD  
 CONTEXT

**A1.2**



1 EXISTING MASTER BEDROOM



1 PROPOSED MASTER BEDROOM



1 EXISTING NORTH-WEST CORNER



1 PROPOSED NORTH-WEST CORNER

MORRIS RESIDENCE  
 286 HIGH STREET NEWBURYPORT, MA

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2019-22	Project Manager M.L.	Date 6-10-20
----------------------	-------------------------	-----------------

Scale: AS NOTED

CAD File Name:  
286HighSt\_CD\_Dormer.vrx

MORRIS RESIDENCE  
 286 HIGH STREET NEWBURYPORT, MA

REVISION & REISSUE NOTES

No.	Date	Notes

Project #	Project Manager	Date
2019-22	M.L.	6-10-20
Scale: AS NOTED		

EXISTING AND PROPOSED

A1.4

COPYRIGHT 2019 SCOTT M. BROWN, ARCHITECTS



1 EXISTING NORTH-WEST CORNER



1 PROPOSED NORTH-WEST CORNER



1 BY RIGHT DORMER VIEW 1



2 BY RIGHT DORMER VIEW 2



3 BY RIGHT DORMER VIEW 3



4 BY RIGHT DORMER VIEW 4

MORRIS RESIDENCE  
286 HIGH STREET NEWBURYPORT, MA

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2019-22	Project Manager M.L.	Date 6-10-20
Scale: AS NOTED		

BY RIGHT DORMER  
OPTION

A1.5

MORRIS RESIDENCE  
 286 HIGH STREET NEWBURYPORT, MA



1 NORTH-WEST ELEVATION  
 Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes

Project #	Project Manager	Date
2019-22	M.L.	6-10-20

Scale: AS NOTED

PROPOSED ELEVATIONS

**A2.1**

COPYRIGHT 2019 SCOTT M. BROWN, ARCHITECTS

CAD File Name: 286 High St CD\_Dormer.vrx

MORRIS RESIDENCE  
286 HIGH STREET NEWBURYPORT, MA

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2019-22	Project Manager M.L.	Date 6-10-20
Scale: AS NOTED		

PROPOSED ELEVATIONS

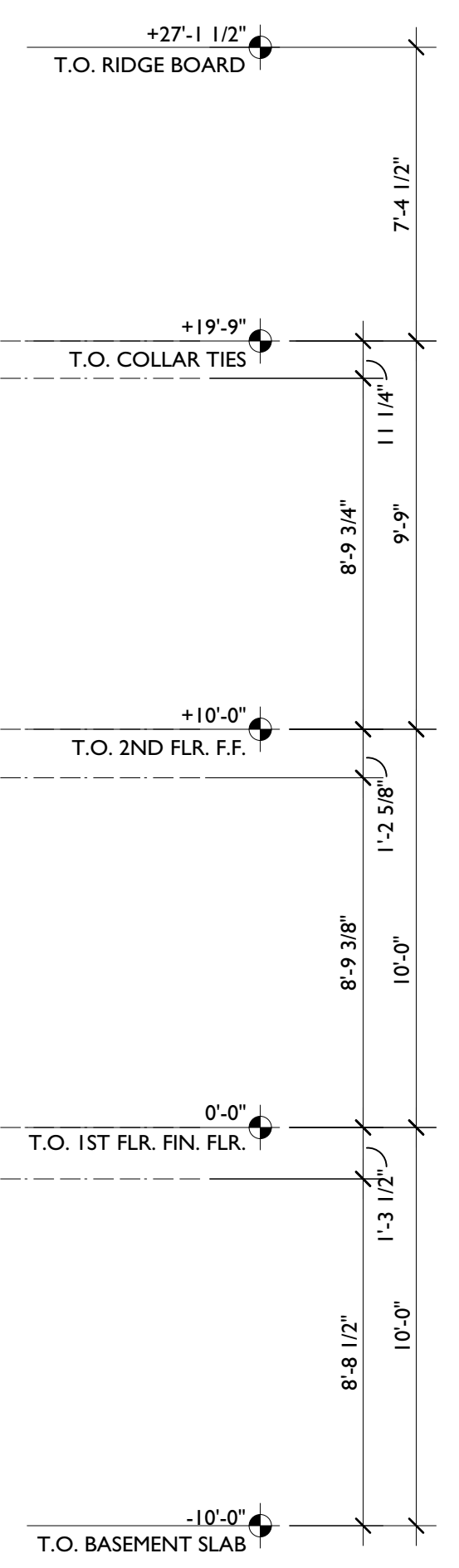
A2.2



1 NORTH-EAST ELEVATION  
Scale: 1/4" = 1'-0"

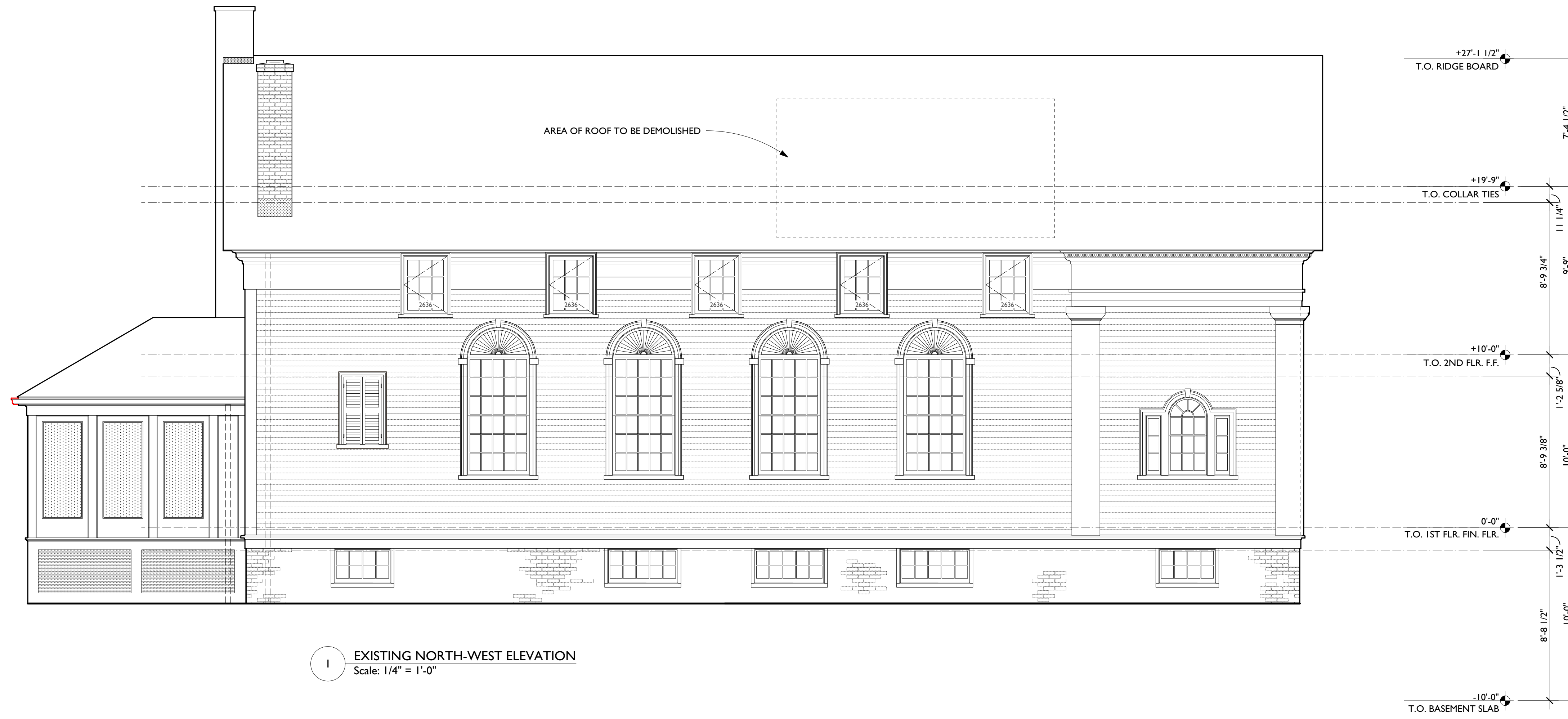


1 SOUTH-WEST ELEVATION  
Scale: 1/4" = 1'-0"





MORRIS RESIDENCE  
 286 HIGH STREET NEWBURYPORT, MA



1 EXISTING NORTH-WEST ELEVATION  
 Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES		
No.	Date	Notes

Project #	Project Manager	Date
2019-22	M.L.	6-10-20

Scale: AS NOTED

EXISTING  
 ELEVATIONS

# EC2.1

COPYRIGHT 2019 SCOTT M. BROWN, ARCHITECTS

CAD File Name:  
 286HighSt\_CD\_Dormer.vrx

MORRIS RESIDENCE  
286 HIGH STREET NEWBURYPORT, MA



1 EXISTING NORTH-EAST ELEVATION  
Scale: 1/4" = 1'-0"



1 EXISTING SOUTH-WEST ELEVATION  
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes

Project #	Project Manager	Date
2019-22	M.L.	6-10-20

Scale: AS NOTED



EXISTING  
ELEVATIONS

EC2.2