

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 29 Warren St.

Applicant: Brian and Erin Callahan

Address: 29 Warren St.

Phone: 617-417-9663 Email: brian@briancallahan.me

Owner (if different) _____

Year built: 1850 Area (sq. ft.): 827

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:

Roofline change on bump out from flat to pitched to match existing main structure main roof and proposed addition roof.

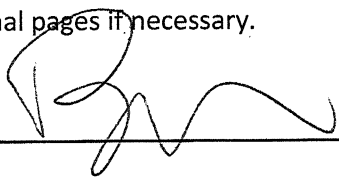
**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**

Describe reasons for demolition:

Roofline change from flat to pitched to match original structure and proposed addition

Describe alternatives to demolition that have been considered:

Please attach additional pages if necessary.

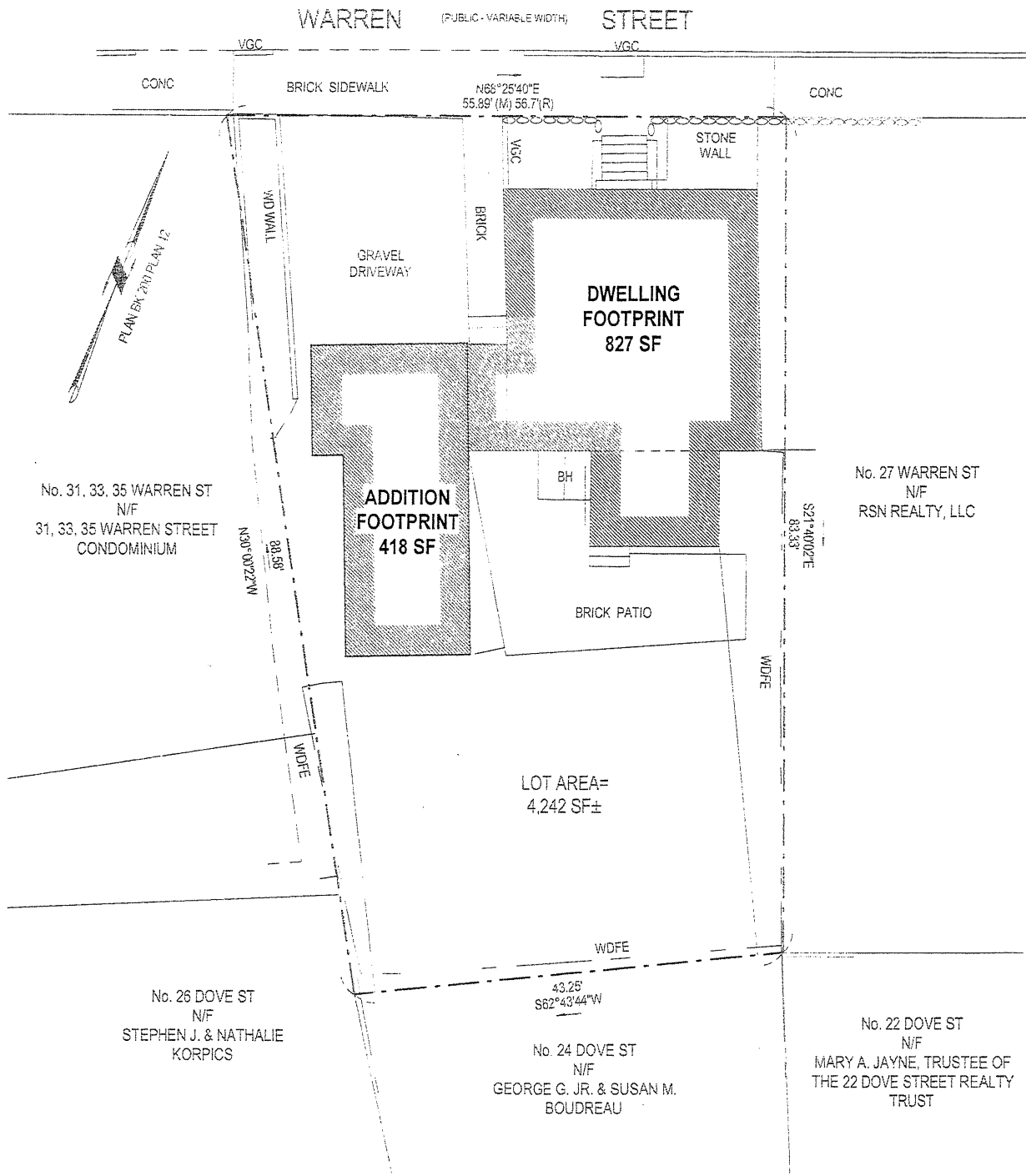
Applicant's Signature  _____ Date 1/9/2020

Owner's Signature (if different) _____ Date _____

NEWBURYPORT
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
✓ 5	54-53		ca 1750-1800	central-chimney timber frame	C
7-15	54-54		19th c(?); 1970s	astylistic; Colonial Revival	MC
17-19	54-55	yard			
23-25	54-56	yard			
27	54-57		ca 1775-1800; ca 1920	twin-chimney timber frame; alterations	C
29	54-58		ca 1750-1800; ca 1875	timber frame; Italianate	C
/ 31-35 #81	54-59	Thomas Colby Row House	ca 1845	Greek Revival	C
/ 37	54-60		ca 1775-1800	central-chimney half house	C
39	54-61		1983	contemporary	INT
✓ 41	54-62		ca 1845	Greek Revival	C
45	54-64	Double House	ca 1845	Greek Revival	C
✓ 47-49 789 51-55 790	53-83	Ocean Steam Mills	1843-1950s	Greek Revival, Italianate, late Victorian & contemporary	C

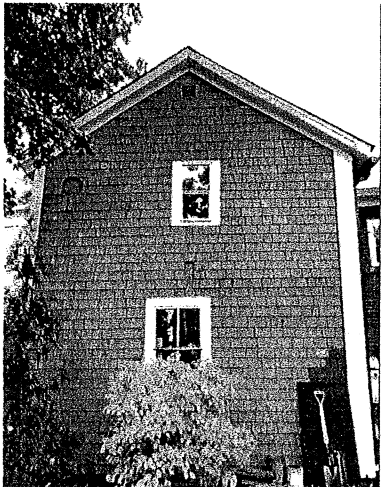
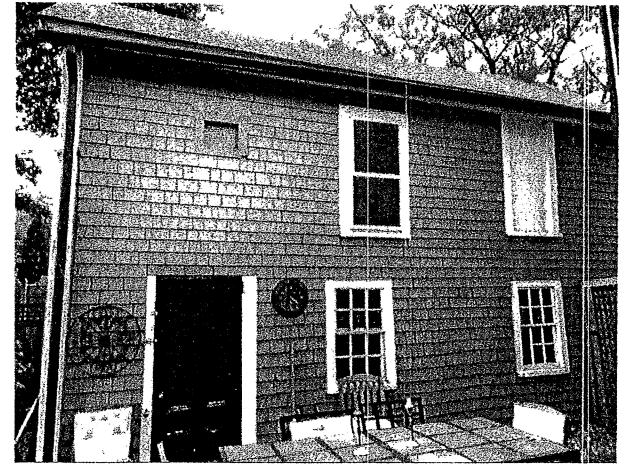
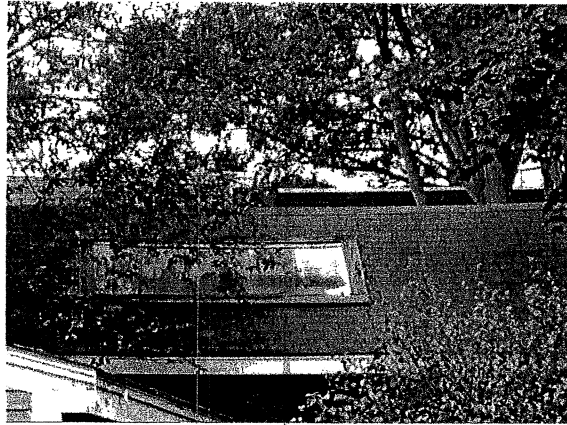
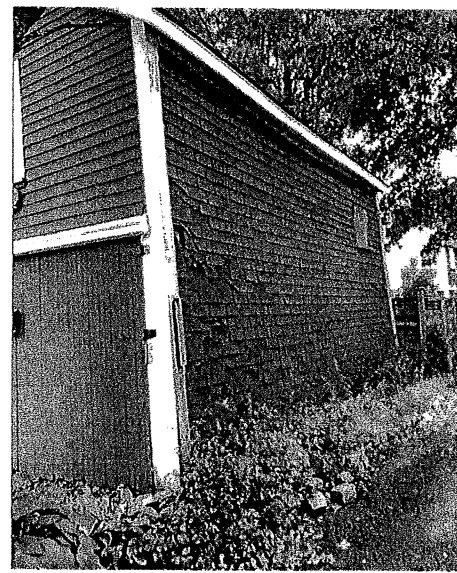
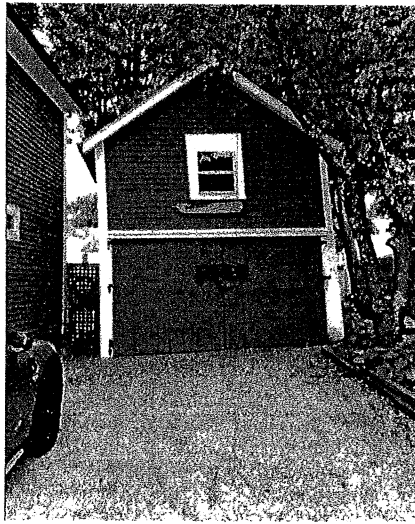
791
792 794
793 795



SP2 *Callahan Residence*
 29 Warren Street
 Newburyport MA 01950

Site Plan - Proposed
 Scale: 1/16" = 1'-0"
 11.27.19





Property Location: 29 WARREN ST
 Vision ID: 3740

MAP ID: 54/ 58/ / /

Bldg Name:
 Account # Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1010
 Print Date: 10/31/2019 10:37

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
CALLAHAN ERIN BRIAN T/E 29 WARREN ST NEWBURYPORT, MA 01950 Additional Owners:						Description	Code	Appraised Value	Assessed Value
						RESIDNTL	1010	320,000	320,000
						RES LAND	1010	213,600	213,600
						RESIDNTL	1010	7,200	7,200
SUPPLEMENTAL DATA						Total			
Other ID: 54-58		CONDO CV:						540,800	540,800
SUB-DIV		INLAW Y/N:							
PHOTO		LOT SPLIT:							
WARD 4		40B HSNG:							
TILE #:		ASSOC PID#							
ATT 1/2 HSE:									
GIS ID: M 250595 951797									

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NEWBURYPORT, MA

VISION

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	q/u	v/t	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
29797/0360	09/23/2010	Q	I	415,000	00										
15277/0012	11/27/1998	Q	I	225,000	00	2019	1010	292,200	2018	1010	271,700	2017	1010	271,700	
14109/0089	05/13/1997	Q	I	188,000	00	2019	1010	213,600	2018	1010	203,500	2017	1010	193,800	
10089/0554	07/28/1989	Q	I	155,000	00	2019	1010	7,200	2018	1010	7,200	2017	1010	7,200	
08334/0309	06/20/1986	U	I		1 1A										
06647/0662	10/30/1979				0										
Total:								513,000	Total:		482,400	Total:		472,700	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
S/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	320,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	7,200
Appraised Land Value (Bldg)	213,600
Special Land Value	0
Total Appraised Parcel Value	540,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	540,800

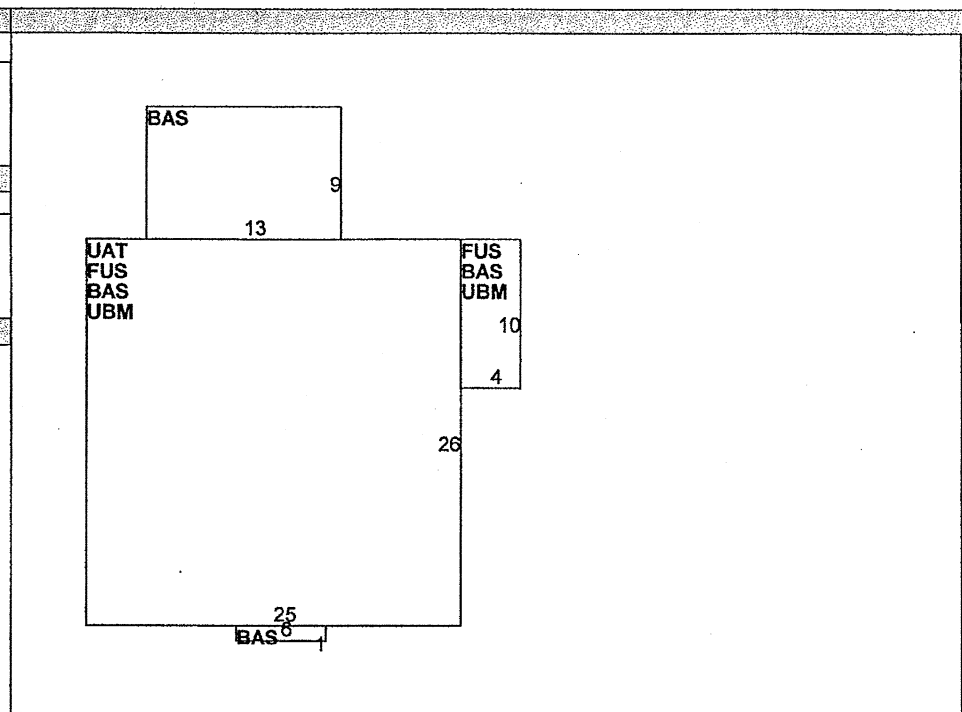
NOTES									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
A-2013-178	04/23/2013	RE	Remodel	21,637	07/18/2013	100	07/18/2013	COMPLETE REMODEL	09/19/2016			SS	FR	Field Review as mandated	
213-6/02	06/06/2002	RS	Residential	28,000		0		ADD BATH/REMODEL	07/18/2013			SC	01	Measur+1Visit	
									05/22/2007			RD	00	Measur+Listed	
									02/09/2007			PM	02	Measur+2Visits	
									02/09/2007			PM	01	Measur+1Visit	

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing				
														Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value		
1	1010	SINGLE FAM	R3				4,240	SF	50.39	1.0000	5	1.0000	1.00	0.00				1.00	50.39	213,600

Total Card Land Units: 0.10 AC Parcel Total Land Area: 0.1 AC Total Land Value: 213,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Antique				
Model	01		Residential				
Grade	03		Average				
Stories	2		2 Stories	Kitchen Grd			
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				1010	SINGLE FAM	100.	
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	11		Slate	Adj. Base Rate:		228.78	
Interior Wall 1	03		Plastered	Replace Cost		390,302	
Interior Wall 2				AYB		1840	
Interior Flr 1	09		Pine/Soft Wood	EYB		2001	
Interior Flr 2				Dep Code		VG	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air-Duc	Year Remodeled			
AC Type	01		None	Dep %		18	
Total Bedrooms	03		3 Bedrooms	Functional Obslnc		0	
Total Bthrms	2			External Obslnc		0	
Total Half Baths	0			Cost Trend Factor		1	
Total Xtra Fixtrs				Condition			
Total Rooms	7			% Complete			
Bath Style	02		Average	Overall % Cond		82	
Kitchen Style	02		Average	Apprais Val		320,000	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR4	GAR W/LFT A			L	360	34.00	1988		0		50	6,100
PATI	PATIO-AVG			L	234	9.00	0		0		50	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	813	813	813	228.78	186,000
FUS	Upper Story, Finished	690	690	690	228.78	157,860
UAT	Attic	0	650	65	22.88	14,871
UBM	Basement, Unfinished	0	690	138	45.76	31,572
Ttl. Gross Liv/Lease Area:		1,503	2,843	1,706		390,302



CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2019-076

Name: Brian and Erin Callahan

Address: 29 Warren Street

Zoning District(s): R2

Request: Demolish Existing barn of undetermined age (older than 1924). Note: Applicant has not determined final project proposal yet and new zoning Determination will be issued in accordance with full proposal.

ZONING BOARD REVIEW REQUIRED

Variance

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

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-3)
 - 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

_____ Date: 10/31/2019


Newburyport Zoning Administrator