

OCT 31 2019

Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION (Step 1)

Newburyport Planning Dept.

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 approx Area (sq. ft.): 900

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

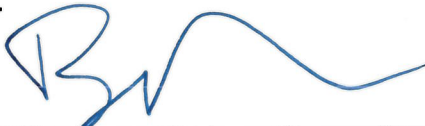
- Structure type:
- Residential:* Single Family Two-Family Multi-Family
- Outbuilding:* Specify: garage/barn
- Commercial:* Specify: _____
- Institutional:* Specify: _____

A Form B survey is: attached not available

- Demolition type:
- Full Building Demolition?
 - Partial Building Demolition?
 - Roof Line Change?

Additional information describing request:

We are requesting to remove the original, almost unusable, much changed since construction, structure and replace it with a new version that fits the historical context and neighborhood. It will be moved further away from the property line and joined to the main house. Depending on regulations and what architect says, there may be a roof line change at the point of the 2 structures but that is unknown at this time.

Applicant's Signature  Date 10/31/19

Owner's Signature (if different) _____ Date _____

ZONING DETERMINATION

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, 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-3)
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

Newburyport Zoning Administrator signature

10/31/2019

Date

Property Location: 29 WARREN ST

MAP ID: 54/ 58/ //

Bldg Name:

State Use: 1010

Vision ID: 3740

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 10/31/2019 10:37

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT					
CALLAHAN ERIN BRIAN T/E 29 WARREN ST						Description	Code	Appraised Value	Assessed Value		
NEWBURYPORT, MA 01950 Additional Owners:		SUPPLEMENTAL DATA Other ID: 54-58 SUB-DIV PHOTO WARD 4 TILE #: ATT 1/2 HSE: GIS ID: M_250595_951797			CONDO CV: INLAW Y/N: LOT SPLIT: 40B HSNG: ASSOC PID#			RESIDNTL	1010	320,000	320,000
								RES LAND	1010	213,600	213,600
								RESIDNTL	1010	7,200	7,200
						Total		540,800	540,800		

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NEWBURYPORT, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CALLAHAN ERIN		29797/0360	09/23/2010	Q	I	415,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CONRAD PHILIP T		15277/0012	11/27/1998	Q	I	225,000	00	2019	1010	292,200	2018	1010	271,700	2017	1010	271,700
VICEDOMINE JAMES		14109/0089	05/13/1997	Q	I	188,000	00	2019	1010	213,600	2018	1010	203,500	2017	1010	193,800
GILBERT JEFFREY B		10089/0554	07/28/1989	Q	I	155,000	00	2019	1010	7,200	2018	1010	7,200	2017	1010	7,200
BIXBY ANN H		08334/0309	06/20/1986	U	I		1A									
BIXBY BENJAMIN M		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

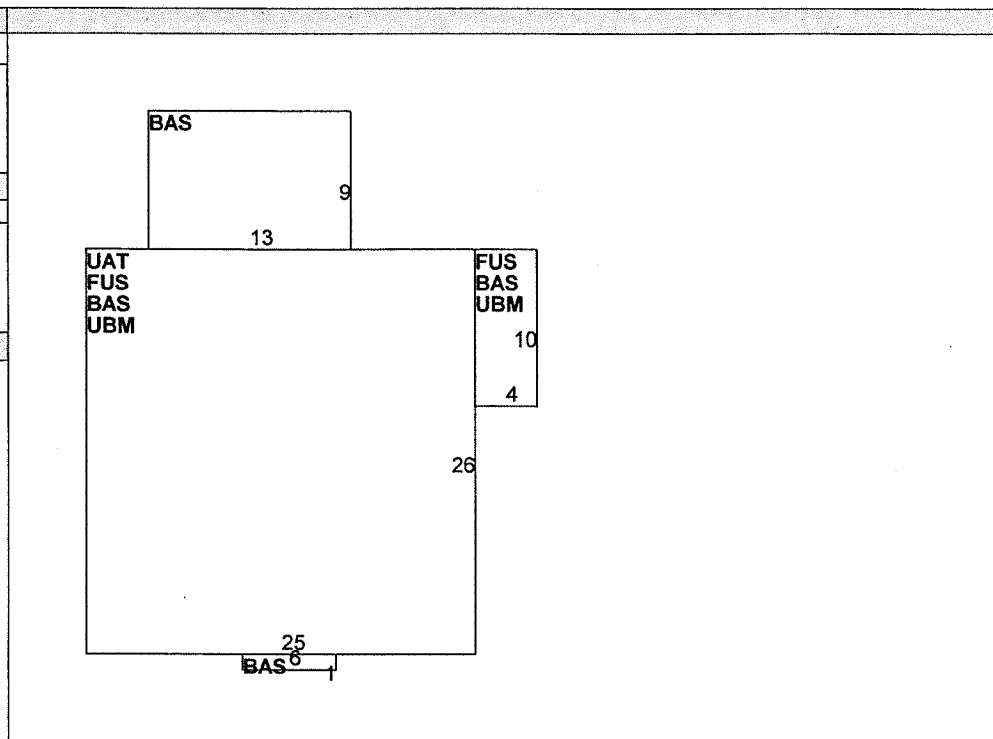
NOTES									

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+1 Visit	
									05/22/2007			RD	00	Measur+Listed	
									02/09/2007			PM	02	Measur+2 Visits	
									02/09/2007			PM	01	Measur+1 Visit	

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		S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc			
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				
Occupancy	1			Kitchen Grd			
Exterior Wall 1	11		Clapboard	MIXED USE			
Exterior Wall 2				<i>Code</i>	<i>Description</i>	<i>Percentage</i>	
Roof Structure	03		Gable/Hip	1010	SINGLE FAM	100	
Roof Cover	11		Slate	COST/MARKET VALUATION			
Interior Wall 1	03		Plastered	Adj. Base Rate:		228.78	
Interior Wall 2				Replace Cost		390,302	
Interior Flr 1	09		Pine/Soft Wood	AYB		1840	
Interior Flr 2				EYB		2001	
Heat Fuel	02		Oil	Dep Code		VG	
Heat Type	04		Forced Air-Duc	Remodel Rating			
AC Type	01		None	Year Remodeled			
Total Bedrooms	03		3 Bedrooms	Dep %		18	
Total Bthrms	2			Functional Obslnc		0	
Total Half Baths	0			External Obslnc		0	
Total Xtra Fixtrs				Cost Trend Factor		1	
Total Rooms	7			Condition			
Bath Style	02		Average	% Complete			
Kitchen Style	02		Average	Overall % Cond		82	
				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
PAT1	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



