

**Newburyport Historical Commission  
DEMOLITION PERMIT APPLICATION**

Property Address: 3-5 School Street

Applicant: Redco Construction Inc. c/o Lisa Mead, Mead, Talerman & Costa, LLC

Address: 30 Green Street

Phone: 978-463-7700 Email: lisa@mtclawyers.com

Owner (if different) \_\_\_\_\_

Year built: circa 1750-1800 Area (sq. ft.): \_\_\_\_\_

Architectural style: Georgian

- 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:  
Demolish one-story addition at rear of structure.

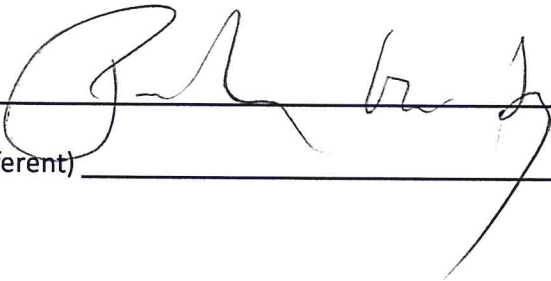
**Newburyport Historical Commission  
DEMOLITION PLAN REVIEW APPLICATION**

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Describe reasons for demolition:

Describe alternatives to demolition that have been considered:  
No alternatives have been considered.

Please attach additional pages if necessary.

Applicant's Signature  Date 2-26-2020  
Owner's Signature (if different) \_\_\_\_\_ Date \_\_\_\_\_

CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2020-023

Name: Redco Construction c/o Lisa Mead MTC LCC

Address: 3-5 School Street Zoning District(s): R2/DCOD

Request: Demolition of rear portion of existing non conforming 2 family structure on nonconforming lot. Construct a new 2 story addition to rear and new dormer at rear of existing attic. Proposal adds greater than 500sf of added living area extends non conforming lot coverage and lateral and upward extension of nonconforming side yard setbacks. The proposal creates a new non conforming rear yard setback. There is currently less than 25% exterior wall demo, board requested design changes may impact this and trigger DCOD.

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
  - Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
  - FAR
  - Lot Coverage
  - Rear Yard
  - Lot Coverage
  - Side Yard
  - Lot Frontage
  - Front Yard
  - 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
  - Over 500 sf. increase (IX.B.3.c)
  - Rear Yard
  - Lot Coverage
  - Side Yard
  - Lot Frontage
  - Front Yard

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

appears to trigger substantial improvement

  
Newburyport Zoning Administrator

02/26/2020  
Date



Mead, Talerman & Costa, LLC  
Attorneys at Law

30 Green Street  
Newburyport, MA 01950

Phone 978.463.7700  
Fax 978.463.7747

[www.mtclawyers.com](http://www.mtclawyers.com)

February 26, 2020

By Hand

Glenn Richards, Chair  
Historical Commission  
City of Newburyport  
City Hall  
60 Pleasant Street  
Newburyport, Massachusetts 01950

Re: Request for Determination of Historic Significance and Demolition  
3-5 School Street, Newburyport, MA (the "Property")  
Assessor's Map: 19 Lot: 32

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Redco Construction Inc. (the "Applicant"), the owner of the Property, relative to the construction of an addition to the rear of a two-family residence (the "Residence"). The proposed addition requires the demolition of an existing addition at the rear of the Residence constituting a roof line change.

The Property is located in the R2 Zoning District and Demolition Control Overlay District ("DCOD") under the Newburyport Zoning Ordinance (the "Ordinance"). The Residence was constructed in 1800 according to the Assessor's Record, and circa 1750-1800 according to the District Data Sheet, and is known as the William Lloyd Garrison House, being William Lloyd Garrison's birthplace. The Residence is listed as contributing on the District Data Sheet. The Form B describes the style as Georgian.

The Applicant proposes to renovate the Residence to return it to the way it historically appeared from the Street. Presently, there are two doors side-by-side at the front of the Residence providing entry to each unit. The Applicant proposes to relocate the entry for one of the units, restoring the front of the Residence to one single point of entry. Historically, there was one central chimney; the Form B reflects that this chimney was removed, and the Residence presently has two chimneys. The Applicant proposes to remove these chimneys to revert to one central chimney. Also included in the renovation is return to the historic windows and the removal of the later-added shingles to revert to clapboard.

At the rear of the Residence, the Applicant proposes to demolish a one-story addition to construct a two-story addition. This demolition will change the roofline of the existing single story addition. The age of the addition is unknown; however, the exterior has been altered over time as is evident by the photos attached hereto. As shown on the architectural plans, the new addition is consistent with the historic Residence and more in harmony with the Residence than the existing roofline.



*Millis Office*

730 Main Street, Suite 1F  
Millis, MA 02054  
Phone 508.376.8400



Based upon the foregoing, the Applicant now requests that the Commission determine that the Residence is historically significant, but then release the addition on the rear of the Residence from demolition delay.

Respectfully submitted,  
Redco Construction Inc.,  
By its Attorney

Lisa L. Mead

Attachment  
cc: client

### 3-5 SCHOOL ST

**Location** 3-5 SCHOOL ST

**MBLU** 19/ 32/ / /

**Owner** MCKINNON HOLLY B

**Assessment** \$474,500

**PID** 809

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$230,500	\$244,000	\$474,500

**Owner of Record**

**Owner** MCKINNON HOLLY B

**Sale Price** \$0

**Co-Owner** SEAN T T/E

**Certificate**

**Address** 3-5 SCHOOL ST

**Book & Page** 34158/0576

NEWBURYPORT, MA 01950

**Sale Date** 06/24/2015

**Instrument** 1A

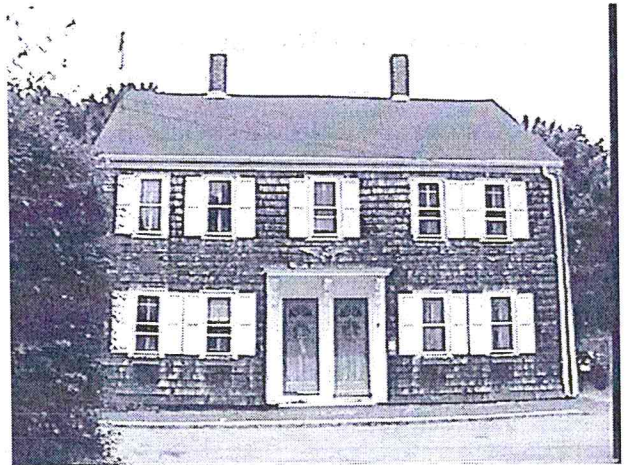
**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCKINNON HOLLY B	\$0		34158/0576	1A	06/24/2015
BEAL CONSTANCE N	\$55,000		07156/0257	1A	07/08/1983
LATTIME SHIRLEY MAY	\$0		6136/ 194		03/28/1975

**Building Information**

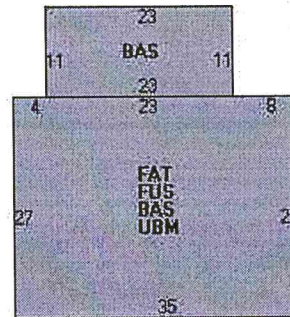
**Year Built:** 1800  
**Living Area:** 2,332

**Building Photo**



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//\01\00\19\68.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/809\\_864.jpg](http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/809_864.jpg))

Building Attributes	
Field	Description
Style	Family Duplex
Model	Residential
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	11 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,198	1,198
FUS	Upper Story, Finished	945	945
FAT	Attic	945	189
UBM	Basement, Unfinished	945	0
		4,033	2,332

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land Use**

**Use Code** 1040  
**Description** TWO FAMILY

**Land Line Valuation**

**Size (Acres)** 0.09  
**Depth** 0  
**Assessed Value** \$244,000

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			112 S.F.	\$500	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$223,400	\$232,400	\$455,800



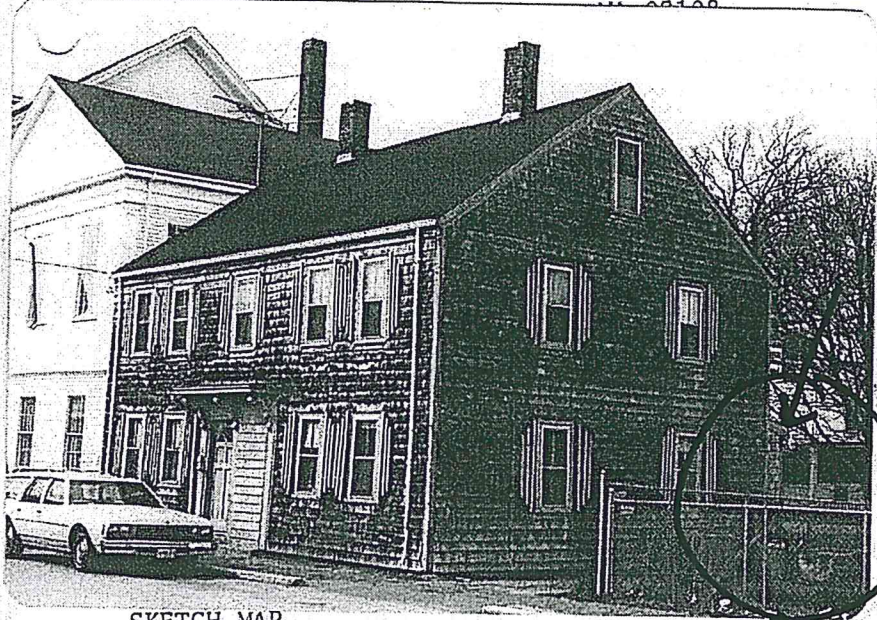
NEWBURYPORT  
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
143 2/11 3-5	19-32	William Lloyd Garrison House	ca 1750-1800; ca 1870	timber frame vernacular; altered	C
2137 9	19-33		ca 1925	Colonial Revival	C
2135 11-13	19-34		ca 1775-1800	late Georgian/ Federalist	C
2136 15-17	19-35A		ca 1750-1800; ca 1875	timber frame; mid-Victorian alterations	C
2137 19	19-35		pre 1850	astylistic	C
2138 21-23	19-36		ca 1750-1800	central-chimney half house	C
✓ 25 * 657	19-61	Double House	ca 1875	Italianate	C
2137 4	19-31		ca 1915	Arts & Crafts	C
2138 12	19-30	park	1970's		
2140 14-16	19-29	Double House	ca 1875	Italianate	C
2141 18-20	19-28	Double House	ca 1875	Italianate	C

FORM B - BUILDING

Area D	Form no. 143
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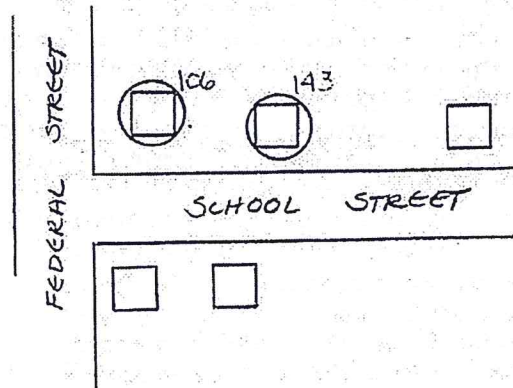
MASSACHUSETTS HISTORICAL COMMISSION



Newburyport  
3-5 School Street  
 Historic Name William Lloyd Garrison Birthplace  
 Original Residence  
 Present Residence  
 Ownership:  Private individual  
                   Private organization \_\_\_\_\_  
                   Public \_\_\_\_\_  
 Original owner Unknown

SKETCH MAP

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:

Date Eighteenth Century  
 Source Currier, "History of Nbpt."  
 Style Georgian  
 Architect Unknown  
 Exterior wall fabric Wood shingles  
 Outbuildings \_\_\_\_\_  
 Major alterations (with dates) exterior shingled, window sash replaced, center chimney removed, front entrance altered, (dates unknown)  
 Moved \_\_\_\_\_ Date \_\_\_\_\_  
 Approx. acreage 3,950 sq. ft.  
 Setting in residential area in which eighteenth century single family dwellings predominate. The Old South Church is on the adjacent Federal Street lot.

Recorded by Mary Jane Stirgwolt  
 Organization Office of Community Development  
 Date 9-29-80

(Staple additional sheets here)



ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This building has been altered extensively since its original construction. A photograph in Currier's History of Newburyport illustrates the original Georgian features of the house. These included a large central chimney in the pitched roof, double hung window sash with nine over nine lights. The five bay facade is still intact although originally the exterior of the house was clapboarded. The house has been converted to a two family residence and the original doorway is ornamented by Victorian brackets.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This house is historically significant because it was the birthplace of William Lloyd Garrison, famous publisher of "The Liberator". Garrison was born in this house on December 10, 1805. At that time the house was owned by David Farnham, captain of a vessel in the coasting trade. At the age of thirteen, Garrison was apprenticed to Ephraim W. Allen, editor of the Newburyport Herald and he worked there for several years.

In 1826, Garrison established and published briefly "The Free Press". He found that the paper did not prosper and moved to Boston where he found employment as a journeyman printer. By January 1828, Garrison was the editor of the "The National Philanthropist", devoted to the suppression "of intemperance and its kindred vices". In 1829, Garrison was associated with Benjamin Lundy in the publication of "Genius of Universal Emancipation" in Baltimore. Garrison was convicted and spent forty nine days in jail for publishing alleged libelous statements relating to the transportation of slaves in a vessel owned by Robert Todd, resident of Newburyport.

After his release Garrison returned to Boston and in January, 1831, published the first issue of "The Liberator". His greatest contribution was as anti-slavery reformer.

Garrison visited Newburyport often during his later life and once again set type in the office of the Herald on the sixtieth anniversary of his apprenticeship in 1878.

(cont.)

BIBLIOGRAPHY and/or REFERENCES

- J. J. Currier, History of Newburyport, 1764-1905, Vols. I and II., reprint, Newburyport 1977.
- J. J. Currier, Ould Newbury: Historical and Biographical Sketches, Boston, 1896
- Newburyport Daily News, June 25, 1980
- Newburyport Daily News, June 24, 1980
- Assessor's Records 1890-1980
- 1851 Plan of Newburyport, Mass. H. McIntire
- 1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.

20M-2/80

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newburyport	Form No: 143
Property Name: William Lloyd Garrison Birthplace 3-5 School Street	

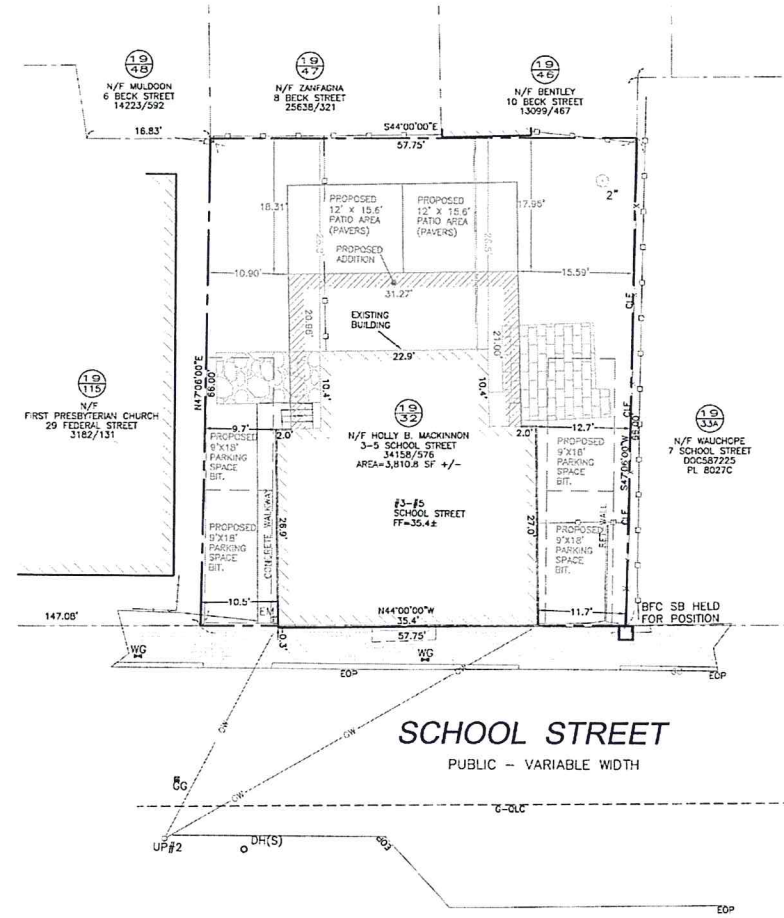
Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE (CONTINUED)

The house was owned by the Horton family between 1850 and 1885  
apparently as an investment property.

Staple to Inventory form at bottom



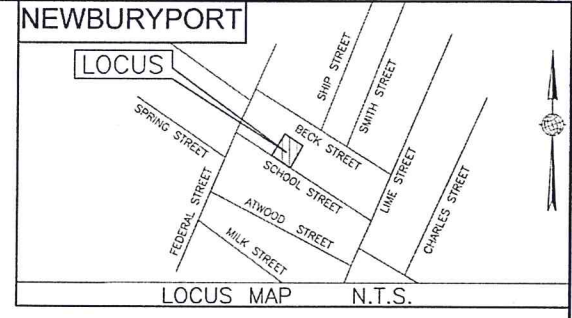
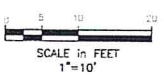


**SCHOOL STREET**  
PUBLIC - VARIABLE WIDTH

**ZONING:**  
RESIDENTIAL 2 (R2) USE CODE 102 (TWO FAMILY)  
DEMOLITION CONTROL OVERLAY DISTRICT (DCOD)

REQUIRED:	EXISTING:	PROPOSED:
LOT AREA=15,000 sf	3810.8 SF±	3810.8 SF± N.C.
FRONTAGE=120'	57.75' N.C.	57.75' N.C.
MIN. FRONT SETBACK=25'	-0.30' N.C.	-0.30' N.C.
MIN. SIDE SETBACK=20'	(L)9.7' / (R)11.7'	(L)9.7' / (R)11.7'
MIN. REAR SETBACK=25'	28.5'	17.95'
BUILDING HEIGHT=35' MAX	24'±	23.5'±
LOT COVERAGE=25% (BLDG ONLY)	31.3%	42.3%
OPEN SPACE=40%	68.7%*	40.7%

\*NOTE: NON DELIMITED GRAVEL PARKING AREAS WERE EXCLUDED FROM OPEN SPACE COMPUTATIONS FOR THIS TABLE



- NOTES:**
1. FIELD SURVEY PERFORMED: JANUARY 15, 2020.
  2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
  3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25008C01366 WITH AN EFFECTIVE DATE OF JULY 16, 2014.
  4. OWNERSHIP OF ADJUTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.

**OWNER/APPLICANT:**  
HOLLY MCKINNON  
DEED BOOK 34158 PAGE 576  
ASSESSOR'S MAP 19 LOT 32

- REFERENCES:**
1. ESSEX COUNTY REGISTRY OF DEEDS BK 34158 PG 576 (DEED)
- LANDCOURT PLAN 8027C  
LANDCOURT PLAN 8027B

I HEREBY CERTIFY THAT:

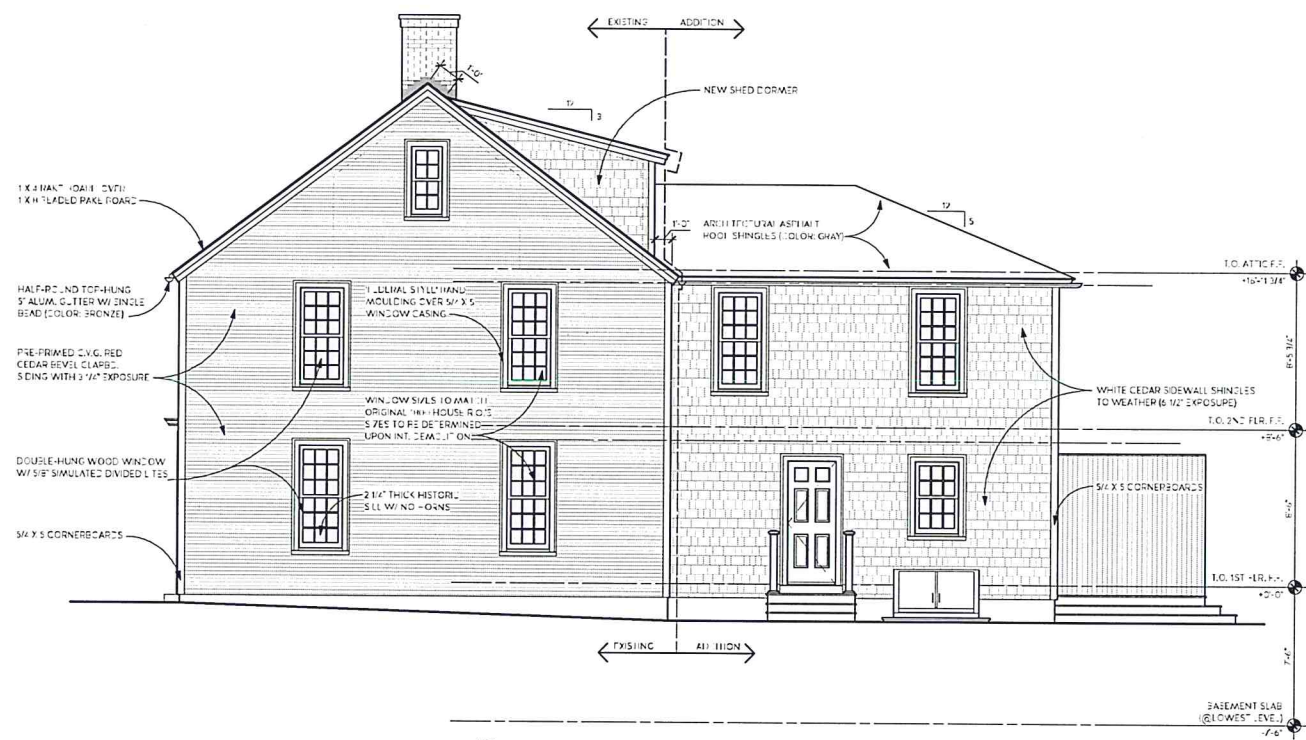
THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

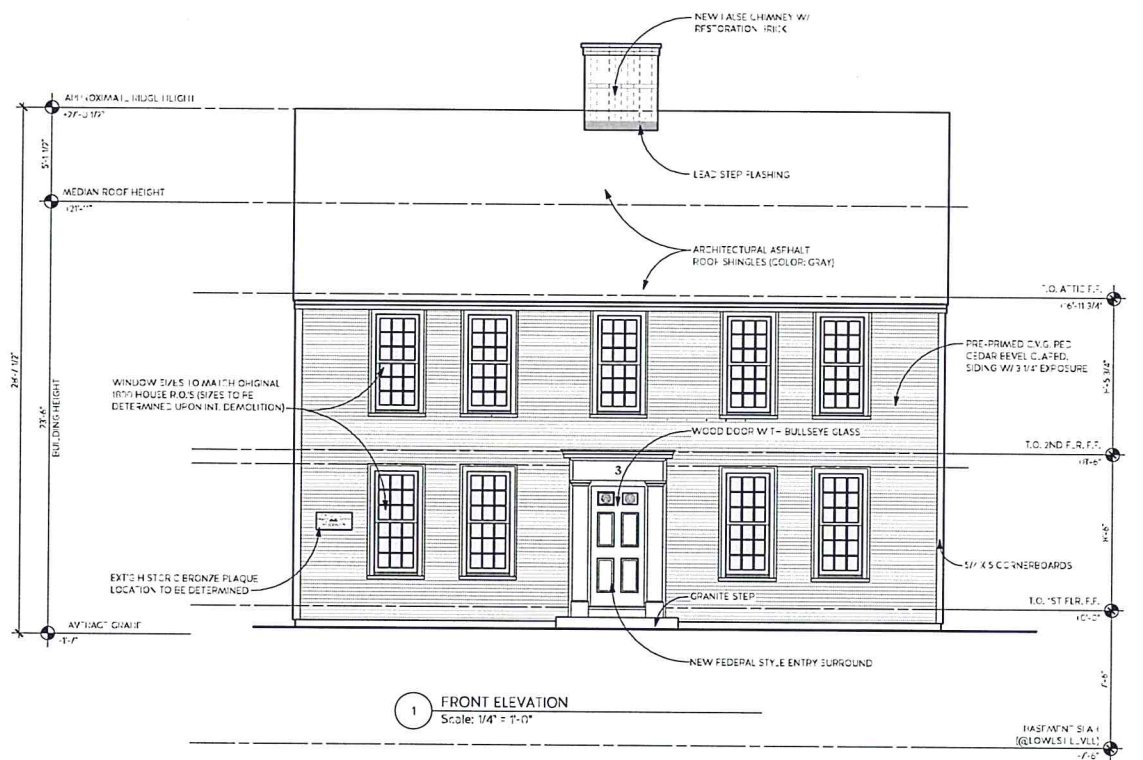
*Edward Edix*  
EDWARD EDIX  
No. 34204  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE: JANUARY 21, 2020

<p><b>PROPOSED PLOT PLAN</b> <b>3-5 SCHOOL STREET</b> IN NEWBURYPORT, MASSACHUSETTS ESSEX COUNTY</p>	<p>RESEARCH: EDX</p>
	<p>FIELD: CHA/AM</p>
<p>PREPARED FOR: REDCO CONSTRUCTION</p>	<p>CALCULATION: CHA</p>
	<p>DRAFTING: CHA</p>
<p>PREPARED BY: <b>HANCOCK ASSOCIATES</b> Civil Engineers Land Surveyors Wetland Scientists</p>	<p>CHECK: EDX</p>
	<p>PROJ. MANAGER: EDX</p>
<p>ONE HARRIS STREET SUITE 3 NEWBURYPORT, MA 01950</p>	<p>DATE: JANUARY 15, 2020</p>
	<p>JOB NO. 23265</p>
<p>TEL: 978-465-9992 www.hancockassociates.com</p>	<p>CRD FILE 23265CPP.CRD</p>
	<p>SHEET NO. 1 OF 1</p>

ED: INITIAL ISSUE 1/2/20 REV: 0  
DRAWING NO.: 23265CPP.dwg



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



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

CAD File Name:  
 3--SchoolSLD\_Plans2.rvt

**SCOTT BROWN**  
 ESTD ARCHITECTS 2007  
 18 MARKET STREET  
 NEWBURYPORT, MA 01950  
 978.465.3535  
 WWW.SCOTTBROWNARCHITECT.COM

**ADDITIONS AND ALTERATIONS TO THE:**  
**WILLIAM LLOYD GARRISON HOUSE**  
 3-5 SCHOOL STREET, NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES		
No.	Date	Notes

Project # 2020-05	Project Manager X.X.	Date 2-26-2020
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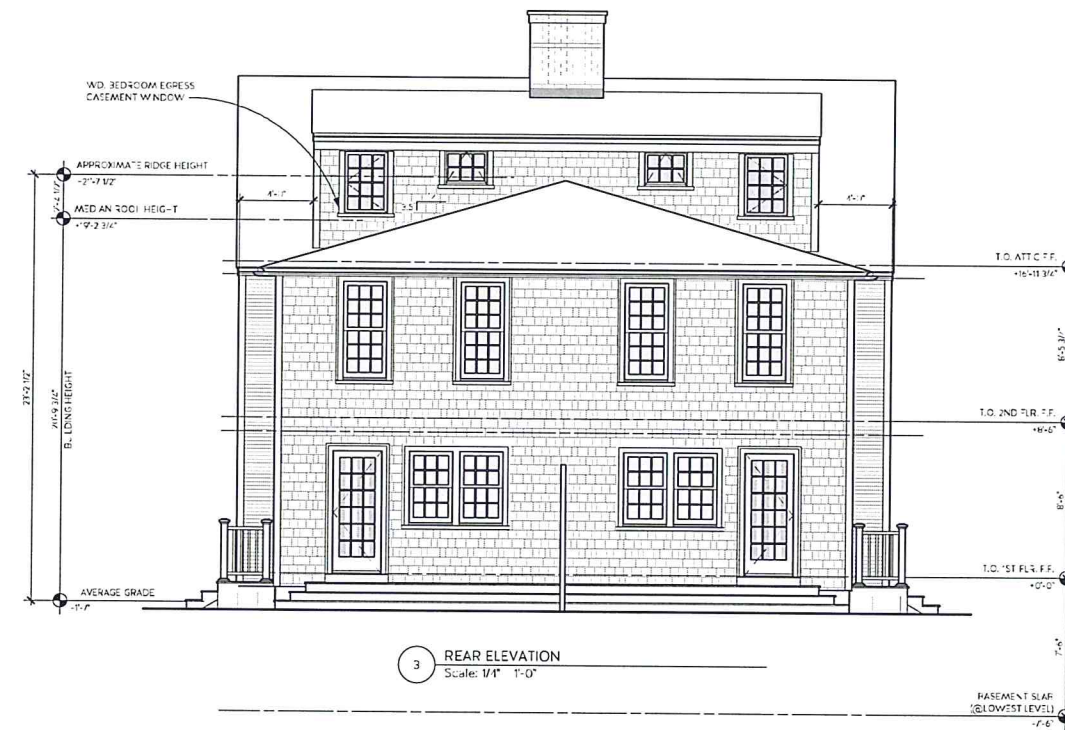
Scale: AS NOTED

**PROPOSED ELEVATIONS**  
A2.1  
COPYRIGHT 2020 SCOTT BROWN ARCHITECTS





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



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

CAPTION NAME  
 3-5SchoolSLD\_Plan2.rvt

**SCOTT M. BROWN**  
 ESTD | ARCHITECTS | 2007  
 18 MARKET STREET  
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 978.465.3535  
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**ADDITIONS AND ALTERATIONS TO THE:**  
**WILLIAM LLOYD GARRISON HOUSE**  
 3-5 SCHOOL STREET, NEWBURYPORT, MA 01950

**REVISION & REISSUE NOTES**

No.	Date	Notes

Project # 2020-05	Project Manager X.X.	Date 2-26-2020
----------------------	-------------------------	-------------------

Scale: AS NOTED

**PROPOSED ELEVATIONS**

**A2.2**

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



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



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



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

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ADDITIONS AND ALTERATIONS TO THE:  
**WILLIAM LLOYD GARRISON HOUSE**  
3-5 SCHOOL STREET, NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2020-05	Project Manager X.X.	Date 2-26-2020
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Scale: AS NOTED

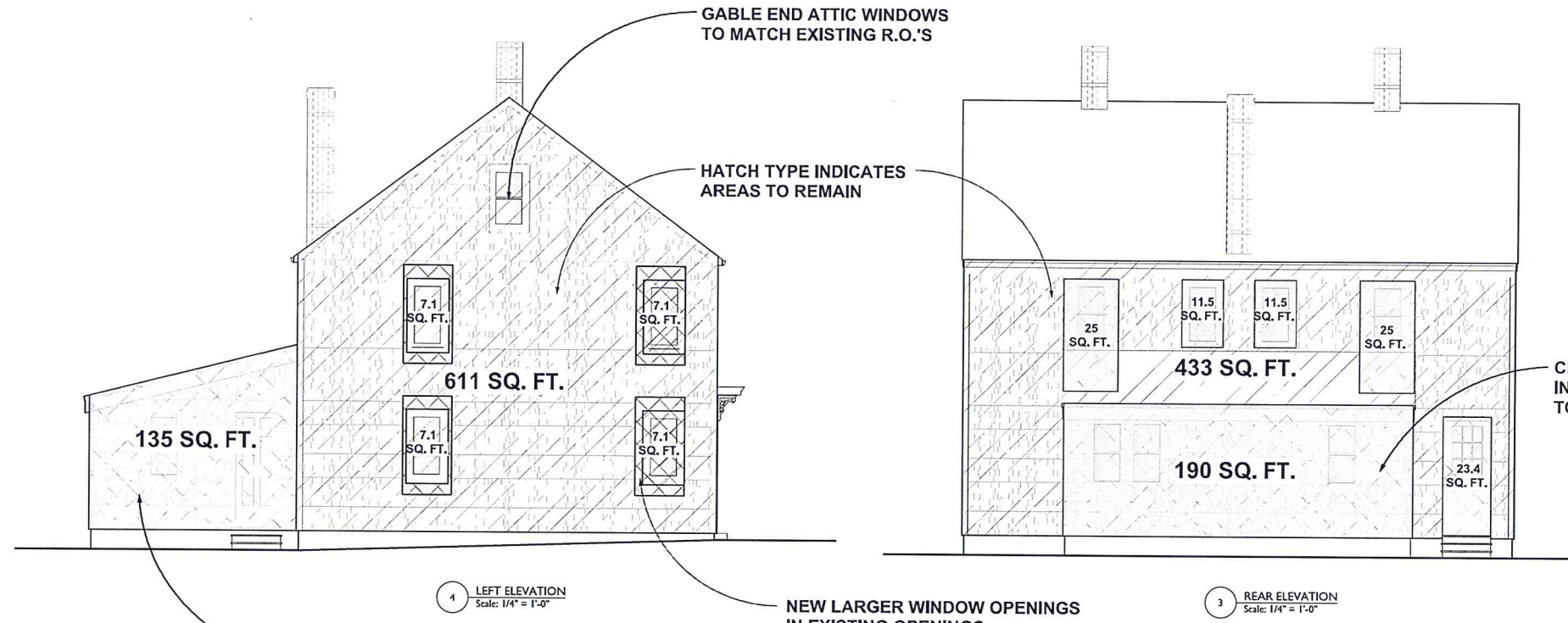
EXISTING  
ELEVATIONS

EC2.1

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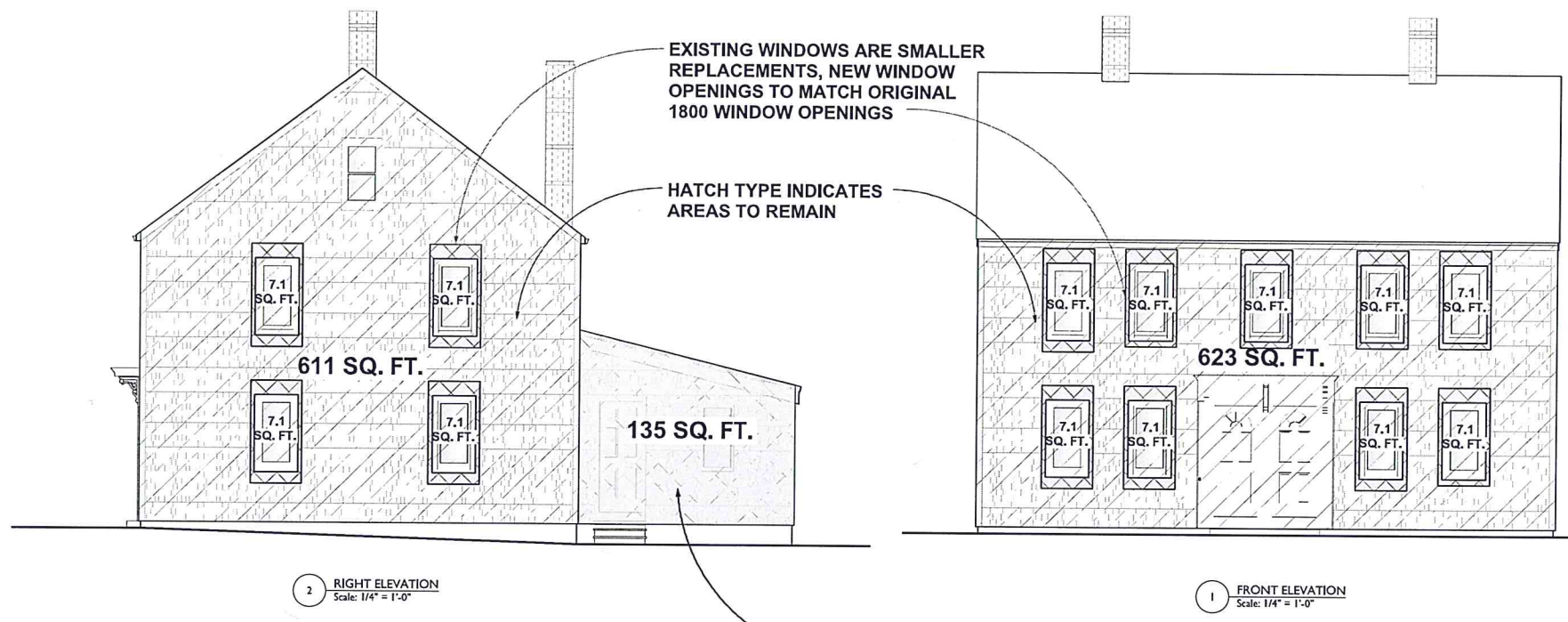
3-55SchoolSt\_EC2.1.dwg





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

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



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

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

**WALLS TO REMAIN**

433 SQ. FT.  
611 SQ. FT.  
611 SQ. FT.  
623 SQ. FT.  
= 2278 SQ. FT.

**WALLS TO BE REMOVED**

286.4 SQ. FT. (REAR)  
163.4 SQ. FT. (LEFT)  
163.4 SQ. FT. (RIGHT)  
63.9 SQ. FT. (FRONT)  
= 677.1 SQ. FT.

**TOTAL WALL AREA**

2278 + 460 = 2738 SQ. FT.

**% OF WALL AREA TO BE REMOVED =**

677.1/2738 = 24.7% SQ. FT.

SCOTT BROWN  
ESTD ARCHITECTS 2007  
18 MARKET STREET  
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ADDITIONS AND ALTERATIONS TO THE:  
**WILLIAM LLOYD GARRISON HOUSE**  
3-5 SCHOOL STREET, NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

No.	Date	Notes

Project #	Project Manager	Date
2020-05	X.X.	2-26-2020

Scale: AS NOTED

DCOD CALCULATIONS

**EC2.2**

6/26/2020  
3-5SchoolSt\_SQ\_Plans2.rvt

























Window in the gable end of the roof.

Window on the second floor, left side.

Window on the second floor, right side.

Window on the first floor, left side.

Window on the first floor, right side.

Satellite dish mounted on the exterior wall.

Historical marker with text: "WILLIAM LLOYD GARRISON" and other details.

Utility box with two circular gauges or meters.

Black wrought-iron fence in the foreground.



















IN THIS HOUSE WAS BORN

DECEMBER 10, 1805

WILLIAM LLOYD CARRISON

THIS TABLET ERECTED BY  
THE CITY IMPROVEMENT SOCIETY

OF NEWBURYPORT

DECEMBER 10, 1905