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February 13, 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  
35 Oakland Street, Newburyport, MA (the "Property")  
Assessor's Map: 57 Lot: 52

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents J & M Contractors, LLC (the "Applicant"), the purchaser of the Property, relative to the demolition of a shed on the Property (the "Shed"). The Shed is more than 100 years old and the Applicant therefore seeks release of the demolition delay.

The exact age of the Shed is unknown; however, the residence on the Property was constructed circa 1850 or 1875 and the Shed appears on the 1900 Assessor's Map. There is no Form B available and the Shed does not appear on the District Data Sheet.

The Shed is approximately 10 x 18 feet, beyond repair and is composed of a mixture of old and new materials. Photographs attached hereto show that the interior is rebuilt and structurally supported by new materials. Likewise, two sides of the exterior of the Shed are T1-11 plywood. The Shed does not have a foundation and on almost all sides the grade is above the wood which has rotted the walls. Further, the Shed is, at a minimum, 8 inches out of level from one side to the other.

Based upon the foregoing, the Applicant now requests that the Commission determine that the Shed not historically significant and release the Shed from demolition delay.

Respectfully submitted,  
J & M Contractors, LLC,  
By its Attorney

  
Lisa L. Mead

Attachment  
cc: client

*Millis Office*

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

**Newburyport Historical Commission  
DEMOLITION PERMIT APPLICATION**

Property Address: 35 Oakland Street

Applicant: J & M Contractors, LLC c/o Lisa Mead, Mead, Talerman & Costa, LLC

Address: 30 Green Street

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

Owner (if different) David S. Rocco

Year built: 1850 or 1875 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: shed

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:

Shed

**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  , Joel Ouellet Date 2/13/20  
Owner's Signature (if different) \_\_\_\_\_ Date \_\_\_\_\_

### 35 OAKLAND ST

**Location** 35 OAKLAND ST

**MBLU** 57/ 52/ / /

**Owner** ROCCO DAVID S

**Assessment** \$568,000

**PID** 3955

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$306,500	\$261,500	\$568,000

**Owner of Record**

**Owner** ROCCO DAVID S  
**Co-Owner**  
**Address** 1263 SOLANA RD  
 NAPLES, FL 34103

**Sale Price** \$299,900  
**Certificate**  
**Book & Page** 14846/0199  
**Sale Date** 06/01/1998  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROCCO DAVID S	\$299,900		14846/0199	00	06/01/1998
JONES LINELL M	\$150,000		08139/0487	00	02/28/1986
STEVENS JUDITH C	\$71,000		07168/0017	00	07/21/1983
HICKEY EILEEN K	\$0		5866/ 493		05/16/1972

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1850  
**Living Area:** 1,943

Building Attributes	
Field	Description
Style	Family Conver.
Model	Residential
Stories:	2.75
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall 2	

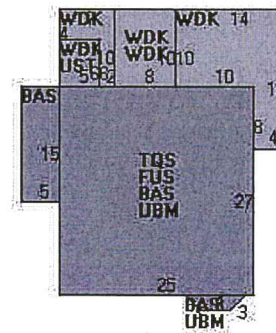
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Average

**Building Photo**



(<http://images.vgsi.com/photos/NewburyportMAPhotos//\00\00\00\89.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/3955\\_4110.jpg](http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/3955_4110.jpg))

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	762	762
FUS	Upper Story, Finished	675	675
TQS	Three Quarter Story	675	506
UBM	Basement, Unfinished	687	0
UST	Utility, Storage, Unfinished	30	0
WDK	Deck, Wood	402	0
		3,231	1,943

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

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

**Land Line Valuation**

**Size (Acres)** 0.16  
**Depth** 0  
**Assessed Value** \$261,500

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

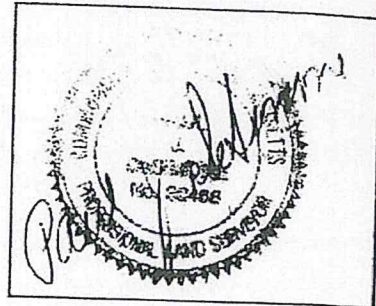
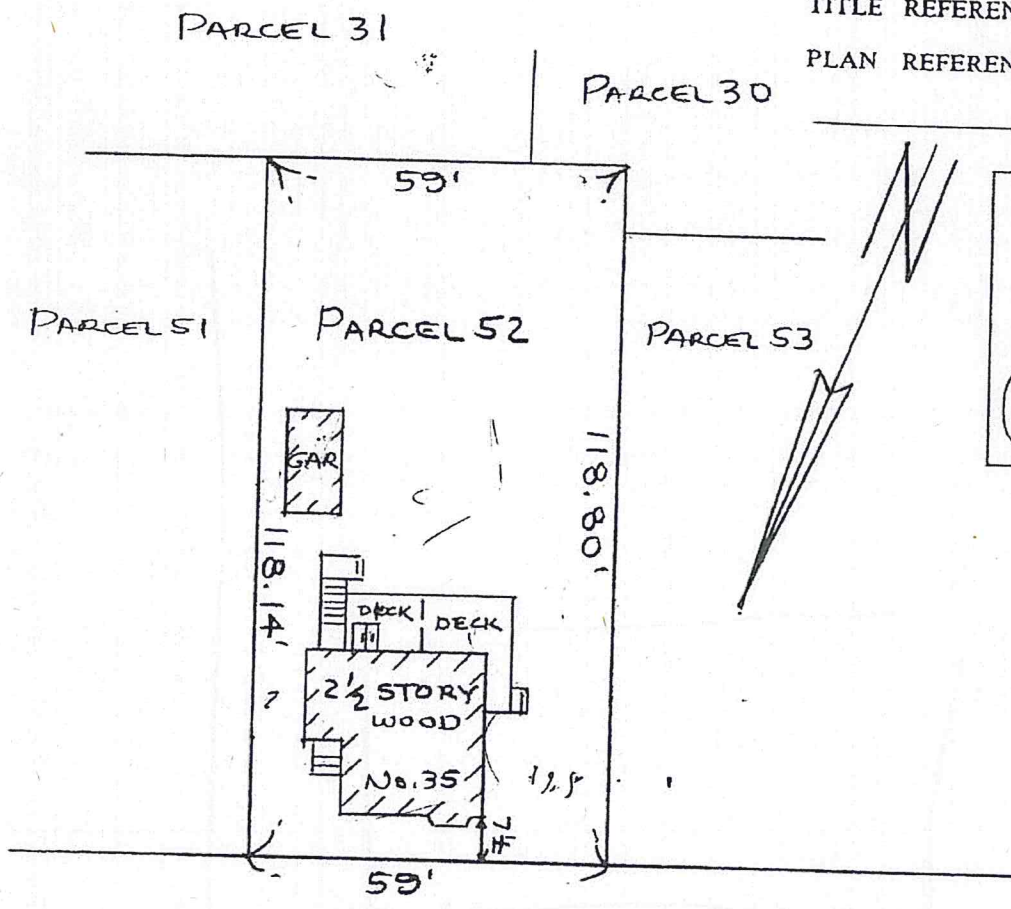
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$255,500	\$261,500	\$517,000

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NEWBURYPORT  
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
1934 1 I	57-4	Double House	ca 1890	Queen Anne	C
✓ 3 #278	57-42		ca 1800-1825 ca 1850	central-chimney Federalist; Greek Revival entry	C
✓ 5-7 #280	57-43		ca 1875	Italianate	C
✓ 9 #281	57-44		ca 1850	Greek Revival	C
✓ 11 #282	57-45		ca 1850-1870	astylistic sidehall	C
✓ 13-15 #283	57-46		ca 1850	sidehall Greek Revival	C
✓ 17-19 #473	57-47		ca 1775-1800	twin-chimney timber frame	C
✓ 21-23 #2748	57-48		ca 1850	Greek Revival	C
✓ 25-27 #2750	57-49	Double Cottage	ca 1850	Greek Revival	C
✓ 29 #2753	57-50	House & Stable	ca 1860	astylistic mid-Victorian	C
✓ 31-33 #2755	57-51	Double Cottage	ca 1855	Greek Revival	C
✓ 35 #2758	57-52		ca 1875	Italianate	C

REGISTRY: ESSEX, SOUTH  
 TITLE REFERENCE: BK. 14846, P. 199  
 PLAN REFERENCE: ASSESSORS MAP



OAKLAND STREET

DR

This plan was not prepared from an instrument survey. Offsets and distances shown should not be used to establish property lines.

This plan is intended for mortgage purposes only.

I certify that the structures S shown on this Plan were in conformance with zoning setbacks in effect at the time of construction.

I certify that the parcel shown is NOT located within a flood hazard area as depicted on HUD Flood Insurance Rate Maps for Community No: 250097

**MORTGAGE INSPECTION PLAN**

LOCATION 35 OAKLAND ST.  
NEWBURYPORT, MA

SCALE: 1"=30' DATE: 11-13-02

CERTIFIED TO:  
-Winchester Co-op Bank

**CAMERON BROTHERS INC.**  
 11 Touro Ave. Medford, MA (781) 324-9566

Job No.















