

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 37 Reservation Terrace

Applicant: Kim & Mark Mikitka 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: 1920 Area (sq. ft.): _____

Architectural style: Cottage

- 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 first-floor sunroom to construct first floor addition.

**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**

Describe reasons for demolition:

See letter attached

Describe alternatives to demolition that have been considered:

No alternatives have been considered.

Please attach additional pages if necessary.

Handwritten signature 2/19/20

Applicant's Signature _____ Date 2/18/20

Owner's Signature (if different) _____ Date _____



Mead, Talerman & Costa, LLC
Attorneys at Law

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Newburyport, MA 01950

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Fax 978.463.7747

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
37 Reservation Terrace, Newburyport, MA (the "Property")
Assessor's Map: 76 Lot: 235

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Kim and Mark Mikitka (the "Applicant"), the owners of the Property, relative to the renovation of a single-family residence located on Plum Island. The proposed project includes the construction of first- and second-floor additions to the residence.

The Property is improved with a single-family residence (the "Residence") that was constructed in 1920. There is no Form B or District Data Sheet for the Residence. The Assessor's Card refers to its style as "Conventional"; the 1969 Assessor's field card refers to it as a "cottage." The Residence is currently two stories, however, the original Structure was one story as is indicated on the 1969 Assessor's field card. The second story was constructed at some time post-1969. The Applicant proposes to demolish a one-story sunroom located at the front of the Residence and construct a one-story addition over that footprint as well as over the footprint of an adjacent existing deck. This will change the roofline on the front of the Residence. Additionally, the Applicant proposes to construct an addition on the second floor to "fill in" the northeast corner of the Residence where there is currently a second-floor deck. This will alter the roofline on front and northern side elevations of the Residence.

The second floor addition will result in the existing roofline on the front face of the Residence being carried to east, producing a harmonious roofline in contrast to the existing sloped roof with an abrupt transition to a flat roof. On the eastern side of the Residence the infill likewise results in a single roofline for the second story and the flat roof at the first floor addition. A covered porch is proposed at the rear of the Residence with a second floor deck, eliminating a portion of the rear roofline.

As shown on the architectural plans attached hereto, the carried roof line on the front of the Residence is an improvement from the square section of the Residence that appears to clash with the overall Structure. The later-added second story was built over the original cottage roof and the proposed project is an attempt to bring back proportion to the Residence and clean lines to the existing structure of assorted rooflines.

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 Structure is not historically significant, or if it is historically significant that it not be preferably preserved, and release the structure from demolition delay.

Respectfully submitted,
Kim and Mark Mikitka,
By their Attorney



Lisa L. Mead

Attachment
cc: client

37 RESERVATION TERR

Location 37 RESERVATION TERR

MBLU 76/ 235/ / /

Owner MIKITKA MARK F & KIMBERLY

Assessment \$621,800

PID 5409

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$206,300	\$415,500	\$621,800

Owner of Record

Owner MIKITKA MARK F & KIMBERLY

Sale Price \$600,000

Co-Owner

Certificate

Address 12 AVERY LANE
ANDOVER, MA 01810

Book & Page 38017/0230

Sale Date 11/12/2019

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MIKITKA MARK F & KIMBERLY	\$600,000		38017/0230	00	11/12/2019
RUGGIERO MICHAEL	\$0		31913/0066	1A	11/14/2012
RUGGIERO ALFRED & ROSALIE L/I	\$0		18642/0422	1F	04/30/2002
RUGGIERO ALFRED	\$0		06509/0343		08/25/1978

Building Information

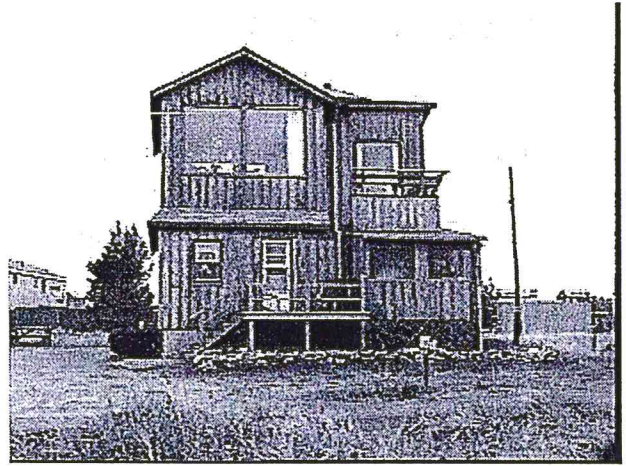
Building 1 : Section 1

Year Built: 1920

Living Area: 1,252

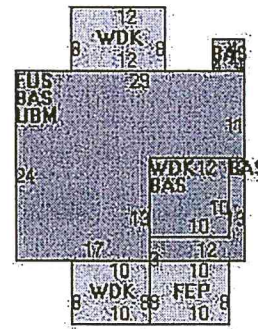
Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding

Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plywood Panel
Interior Flr 1	Carpet
Interior Flr 2	Vinyl/Asphalt
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style



(<http://images.vgsi.com/photos/NewburyportMAPhotos//\01\00\05\65.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/5409_5581.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	712	712
FUS	Upper Story, Finished	540	540
FEP	Porch, Enclosed	80	0
UBM	Basement, Unfinished	540	0
WDK	Deck, Wood	276	0
		2,148	1,252

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use

Use Code . 1010
Description SINGLE FAM

Land Line Valuation

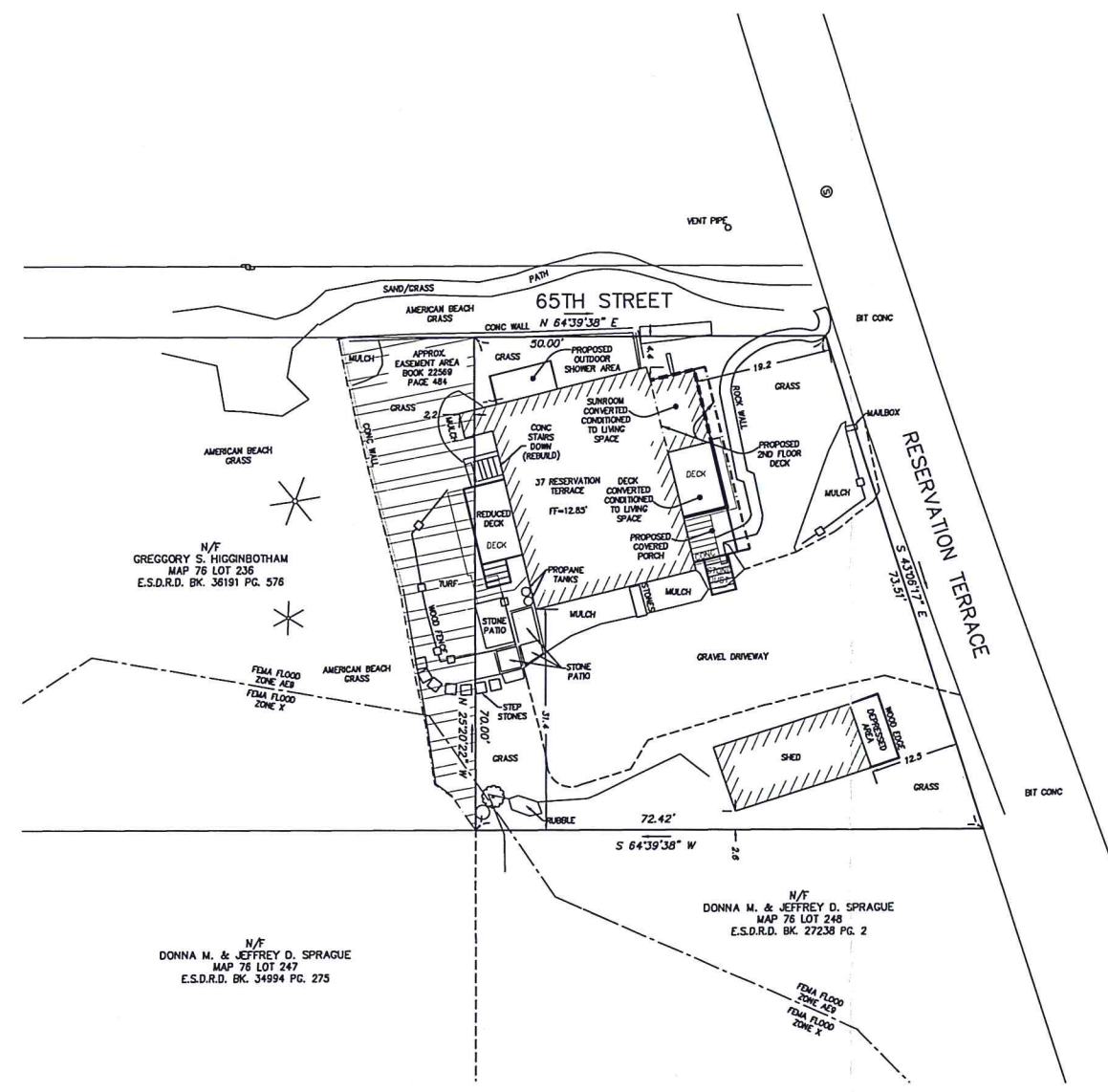
Size (Acres) 0.09
Depth 0
Assessed Value \$415,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			240 S.F.	\$1,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$191,100	\$404,900	\$596,000



N/T
GREGORY S. HIGGINBOTHAM
MAP 76 LOT 236
E.S.D.R.D. BK. 36191 PG. 576

N/T
DONNA M. & JEFFREY D. SPRAGUE
MAP 76 LOT 247
E.S.D.R.D. BK. 34994 PG. 275

N/T
DONNA M. & JEFFREY D. SPRAGUE
MAP 76 LOT 248
E.S.D.R.D. BK. 27238 PG. 2

ZONING

	REQUIRED (SINGLE FAMILY)	EXISTING	PROPOSED
MIN LOT AREA	12,000 SQUARE FEET	4,285 SQUARE FEET	4,285 SQUARE FEET
MINIMUM FRONTAGE	120 FEET	123.31 FEET	123.31 FEET
FRONT SETBACK	20 FEET	19.2 FEET	19.2 FEET
SIDE SETBACK (R)	20 FEET	4.4 FEET	4.4 FEET
SIDE SETBACK (L)	20 FEET	31.4 FEET	31.4 FEET
REAR	20 FEET	OVER 2.2 FEET	OVER 2.2 FEET
% LOT COVERAGE	20%	22.5%	24.1%
MAX FLOOR AREA RATIO	.25	.470	.519
MAX BLD HEIGHT	35 FEET	25.6 FEET	25.6 FEET
MAX STORIES	2	2	2
% OPEN SPACE	35%	72.4%	71.2%
PARKING	2 PER UNIT	2+	2+

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400
INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

NOTES

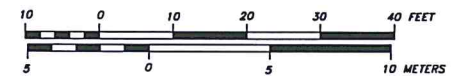
THE PURPOSE OF THIS PLAN IS TO SHOW THE VISIBLE EXISTING CONDITIONS ON THE LOCUS PROPERTY AND PROPOSED ADDITIONS AND MODIFICATIONS. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED DURING NOVEMBER, 2019 BY THIS FIRM.
ARCHITECTURAL PLANS HAVE BEEN UTILIZED FOR BUILDING SIZE AND DECK/STAIR LOCATIONS. FAR HAS BEEN CALCULATED BASED ON FLOOR AREAS PROVIDED BY THE ARCHITECT.
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE(9), A SPECIAL FLOOD HAZARD AREA, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0133F, WHICH BEARS AN EFFECTIVE DATE OF 7/3/2012.
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND



P.L.S.
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

LOCUS TITLE INFORMATION

37 RESERVATION TERRACE
OWNER: MARK F. & KIMBERLY MIKITKA
DEED REFERENCE: BK. 38017 PG. 230
PLAN REFERENCE: PLAN BK. 34 PLAN 22 LOT 67
ASSESSORS: MAP 76 LOT 235



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Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE: HORIZ: 1" = 10' VERT: _____	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	REVISIONS													FIELD: <u>CO</u> CALCS: <u>EC</u> CHECKED: <u>EJC</u> APPROVED: <u>EJC</u>	ZONING BOARD OF APPEALS PLAN 37 RESERVATION TERRACE	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR MARK & KIM MIKITKA	PROJECT NO. 2019-37RESERVATION DATE: FEB 10, 2020 SHEET NO. 1 OF 1
	NO.	DATE	BY	REVISIONS																		



① Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



② Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"



③ Exterior Elevation - REAR
SCALE: 1/8" = 1'-0"



④ Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"

project:
**MIKITKA
RESIDENCE**

37 Reservation Terrace
Newburyport, MA

architect:
**GRAF
ARCHITECTS**
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:
Existing
Exterior Elevations

SCALE: 1/8" = 1'-0"
16 january 2020

EX2



① Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



② Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"



③ Exterior Elevation - REAR
SCALE: 1/8" = 1'-0"



④ Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"

project:

MIKITKA RESIDENCE

37 Reservation Terrace
Newburyport, MA

architect:

**GRAF
ARCHITECTS**

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442

www.grafarch.com

title:

Proposed
Exterior Elevations

SCALE: 1/8" = 1'-0"

16 january 2020

A02

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