

**Newburyport Historical Commission  
DEMOLITION PERMIT APPLICATION**

Property Address: 39 Harbor Street

Applicant: Joseph & Kristine Collins 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: 1900 Area (sq. ft.): \_\_\_\_\_

Architectural style: Conventional

- 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:  
Single-family residence, roof line change and no other demolition proposed.

**Newburyport Historical Commission  
DEMOLITION PLAN REVIEW APPLICATION**

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Describe reasons for demolition:

Construct second-floor addition over existing first-floor footprint constituting a roof line change.

Describe alternatives to demolition that have been considered:

Please attach additional pages if necessary.

Applicant's Signature Michael O'Rourke Nobleport Const Date 20 May 2020  
Owner's Signature (if different) \_\_\_\_\_ 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

May 22, 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  
39 Harbor Street, Newburyport, MA (the "Property")  
Assessor's Map: 77 Lot: 16

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Joseph and Kristine Collins (the "Applicants"), the owners of the Property, relative to the construction of a second-floor addition to a single-family residence (the "Structure").

The Property is located on Plum Island and the Structure was constructed in 1900 according to the Assessor's Record and is therefore more than 75 years old. The Structure is a conventional-style home. There is no Form B or District Data Sheet for the Property. The Applicants propose to construct a small second-floor addition over the existing first-floor footprint at the front of the Structure. The addition will add 164 square feet to the Structure. The addition will be no taller than the existing roof and will not expand the footprint or impose on the side setback any more than the existing structure.

The proposed addition constitutes a roof line change. The pitch of the roof will remain the same, the roof is simply being raised to accommodate a second-floor.

We have attached photographs, architectural drawings and a site plan for assisting in your review.

Based upon the foregoing, the Applicants request a determination that the Structure is not historically significant and the release of the demolition delay.

Respectfully submitted,  
Joseph and Kristine Collins  
By their Attorney

Lisa L. Mead  
Attachment  
cc: client

*Millis Office*

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

CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2020-027

Name: Joseph Collins c/o Scott Brown Architects

Address: 39 Harbor Street Zoning District(s): R3/PIOD

Request: Expand single family structure on non conforming parcel resulting in an upward extension of a non conforming front yard setback. Review for roof line change on s primary structure greater than 75 years old.

**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)

Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

- Plan Approval

**HISTORICAL COMMISSION REVIEW REQUIRED**

- Demo. Delay
- \*Advisory Review

**CONSERVATION COMMISSION REVIEW REQUIRED**

\_\_\_\_\_  03/02/2020  
Newburyport Zoning Administrator Date

### 39 HARBOR ST

**Location** 39 HARBOR ST

**MBLU** 77/ 16/ 11

**Owner** COLLINS JOSEPH M

**Assessment** \$634,000

**PID** 5550

**Building Count** 1

#### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$195,300	\$438,700	\$634,000

#### Owner of Record

**Owner** COLLINS JOSEPH M

**Sale Price** \$720,340

**Co-Owner** KRISTINE M T/E

**Certificate**

**Address** 39 HARBOR ST

**Book & Page** 36323/0126

NEWBURYPORT, MA 01950

**Sale Date** 11/10/2017

**Instrument** 00

#### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COLLINS JOSEPH M	\$720,340		36323/0126	00	11/10/2017
BELSKI THOMAS E	\$822,000		24537/0558	00	07/08/2005
CORKUM ERIC T TRUSTEE	\$0		22409/0141	1F	02/19/2004
CORKUM ERIC T	\$0		17614/0555	1A	09/05/2001
CORKUM ROBERT F	\$340,000		15800/0382	00	07/09/1999

#### Building Information

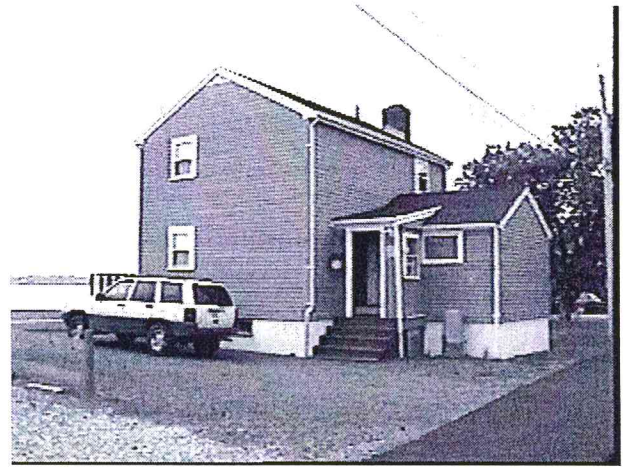
##### Building 1 : Section 1

**Year Built:** 1900

**Living Area:** 1,156

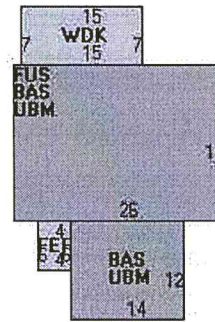
Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	2 Stories

Occupancy	1
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	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	4
Bath Style:	Average
Kitchen Style:	Average



(<http://images.vgsi.com/photos/NewburyportMAPhotos/A0100106/51.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/NewburyportMAPhotos/Sketches/5550\\_5722.jpg](http://images.vgsi.com/photos/NewburyportMAPhotos/Sketches/5550_5722.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	662	662	
FUS	Upper Story, Finished	494	494	
FEP	Porch, Enclosed	24	0	
UBM	Basement, Unfinished	662	0	
WDK	Deck, Wood	105	0	
		1,947	1,156	

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL4	FIREPLACE, MNF	1 UNITS	\$1,600	1

**Land Use**

**Use Code** 1013  
**Description** SFR WATER

**Land Line Valuation**

**Size (Acres)** 0.12  
**Depth** 0  
**Assessed Value** \$438,700

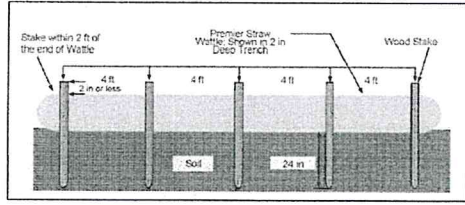
**Outbuildings**

Outbuildings	<a href="#">Legend</a>
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$181,300	\$438,700	\$620,000

PLAN BOOK 34 PLAN 7D



STRAW WATTLE DETAIL (NOT TO SCALE)

**ZONING:**

RESIDENTIAL 3 (R3)  
EXISTING USE CODE #101 SINGLE FAMILY  
OVERLAY DISTRICT (PIOD) / DEMO DELAY

REQUIRED:	EXISTING:	PROPOSED:
LOT AREA = 8,000sf(R3), 12,000sf(PIOD)	5,331 SF±	5,331 SF±
FRONTAGE=80'(R3), 120'(PIOD)	58.0'	58.0'
MIN. FRONT SETBACK=20'	6.0'	6.0'
MIN. SIDE SETBACK=10'	(L)24.6' / (R)5.4'	(L)24.6' / (R)5.4'
MIN. REAR SETBACK=20'	52.8'	52.8'
BUILDING HEIGHT=35' MAX	21'±	21'±
LOT COVERAGE=20% (PIOD)	13.58%	13.58%
OPEN SPACE=35%	65.26%	65.26%
F.A.R. (SEE NOTE# 5) =.25	.21	.24

**REFERENCES:**

- ESSEX COUNTY REGISTRY OF DEEDS, DEED BOOK 36323 PAGE 126
- PLAN BOOK 34 PLAN 7D

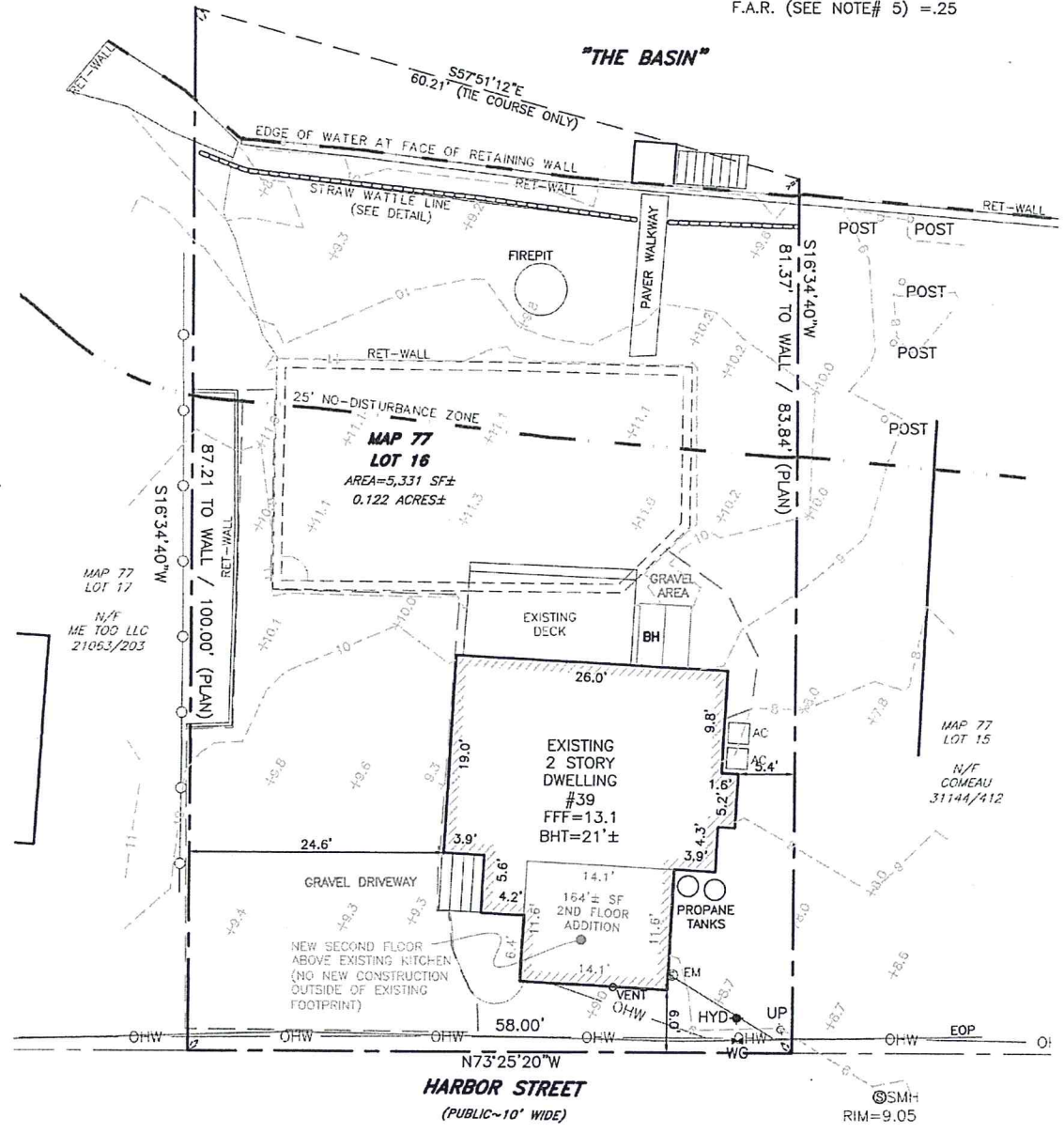
**NOTES:**

- FIELD SURVEY PERFORMED: JULY 12 & 16, 2018.
- 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.
- THE ENTIRETY OF THE SUBJECT PROPERTY LIES IN ZONE "VE" (COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION) - BASE FLOOD ELEVATION 17 AS DEPICTED ON FEMA MAP 25009C0129F WITH AN EFFECTIVE DATE OF JULY 3, 2012
- VERTICAL DATUM AS DEPICTED HEREON IS NAVD88 BY MEANS OF GPS OBSERVATIONS.
- THE ENTIRETY OF THE SUBJECT PROPERTY LIES ON PLUM ISLAND - A BARRIER BEACH. THE DEVELOPED PORTION OF THE PROPERTY IS WITHIN THE 100' BUFFER ZONE FROM THE RETAINING WALL AT THE BASIN.
- ARCHITECTURAL DESIGN AND F.A.R. FIGURES PROVIDED BY SCOTT M. BROWN ARCHITECTS.

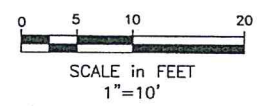
I HEREBY CERTIFY THAT:

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 Dixon*  
EDWARD DIXON  
No. 34304  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE: 5/4/2020



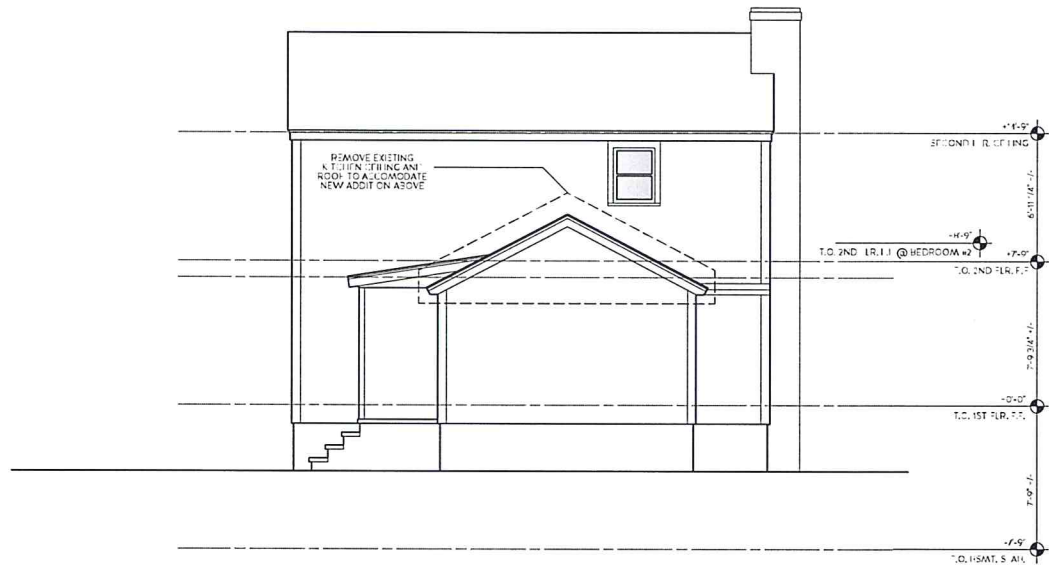
**OWNER:**  
JOSEPH & KRISTINE COLLINS  
DEED BOOK 36323 PAGE 126  
ASSESSOR'S MAP 77 LOT 16



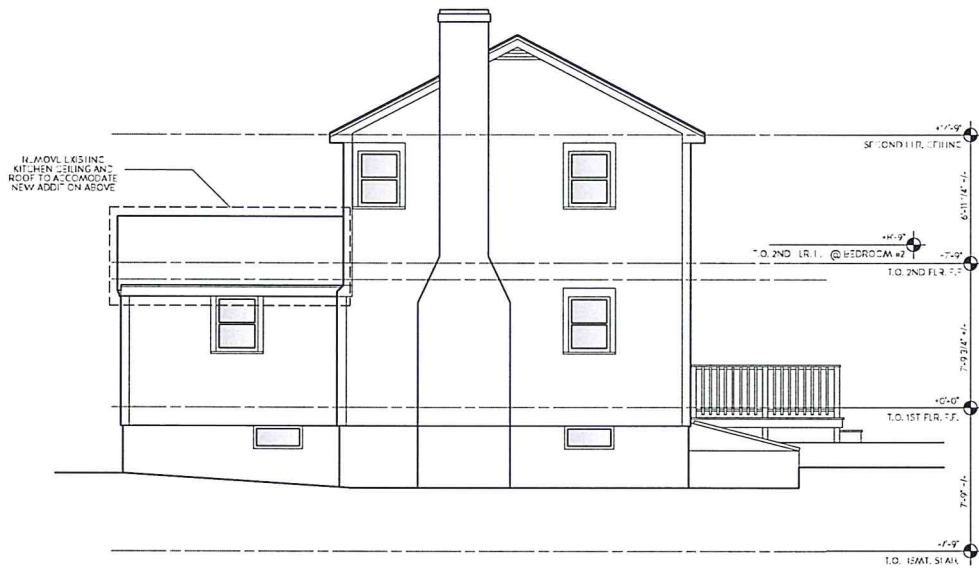
EDX	REVISED ARCH. ADDED	5/4/2020	REV: 1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		22095A PPP R2.dwg	

<p><b>PROPOSED PLOT PLAN</b> <b>39 HARBOR STREET</b> IN NEWBURYPORT, MASSACHUSETTS ESSEX COUNTY</p>		RESEARCH: CHA
		FIELD: AAM/JBJ
<p>PREPARED FOR: JOSEPH COLLINS</p>		CALCULATION: AAM
		DRAFTING: AAM
<p>PREPARED BY: <b>HANCOCK ASSOCIATES</b> Civil Engineers Land Surveyors Wetland Scientists ONE HARRIS STREET SUITE 3 NEWBURYPORT, MA 01950 TEL: 978-465-9992 www.hancockassociates.com</p>		CHECK: EDX
		PROJ. MANAGER: EDX
<p>DATE: JANUARY 21, 2019</p>		JOB NO. 22095A
		CRD FILE 22095.CRD
<p>SHEET NO. 1 OF 1</p>		





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



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



2 REAR ELEVATIONS  
Scale: 1/4" = 1'-0"



3 LEFT SIDE  
Scale: 1/4" = 1'-0"

39 HARBOUR ST. CD. CURRENT\_2020.wpk

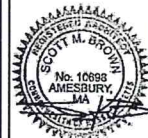
SCOTT M. BROWN

ESTD ARCHITECTS 2001

18 MARKET STREET  
NEWBURYPORT, MA 01950  
978.465.3535

WWW.SCOTTBROWNARCHITECT.COM

ADDITIONS/ALTERATIONS  
TO THE:  
**THE COLLINS RESIDENCE**  
39 HARBOR STREET, NEWBURYPORT, MA



REVISION & REISSUE NOTES

No.	Date	Notes
A	3-9-20	ISSUED FOR PERMIT

Project #	Project Manager	Date
2018-29	CAL	3-9-20

Scale: AS NOTED

EXISTING  
ELEVATIONS

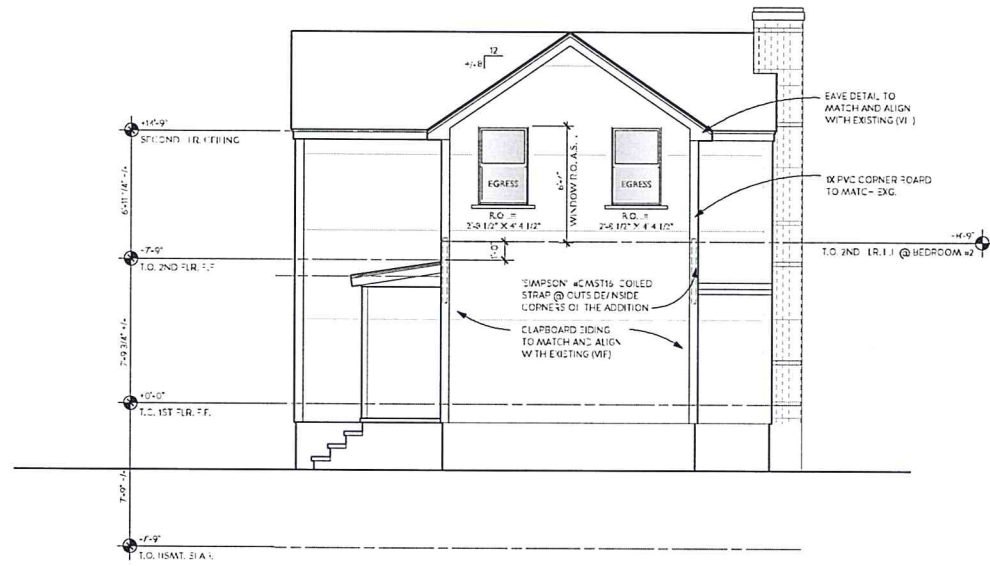
**EC2.1**

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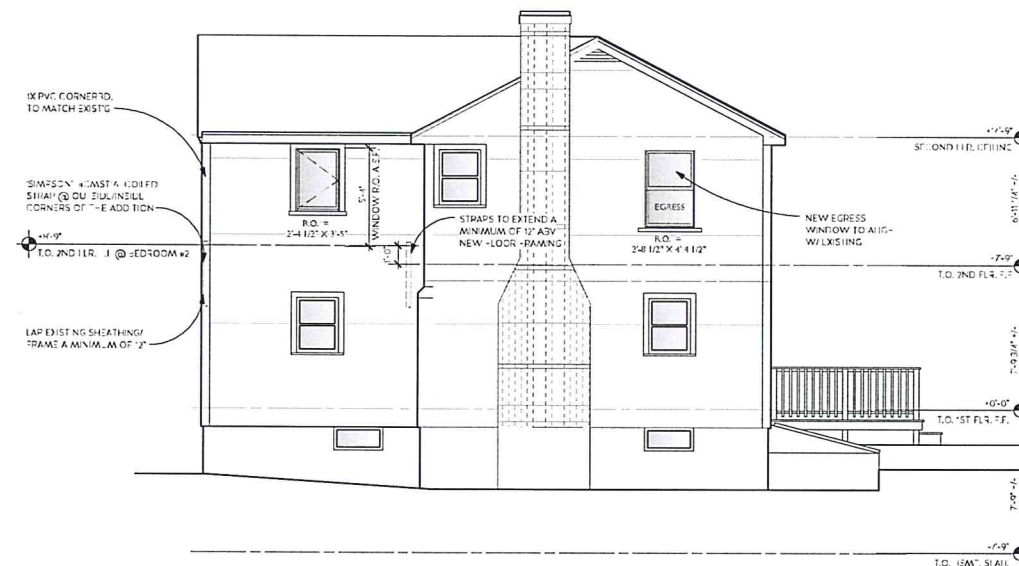








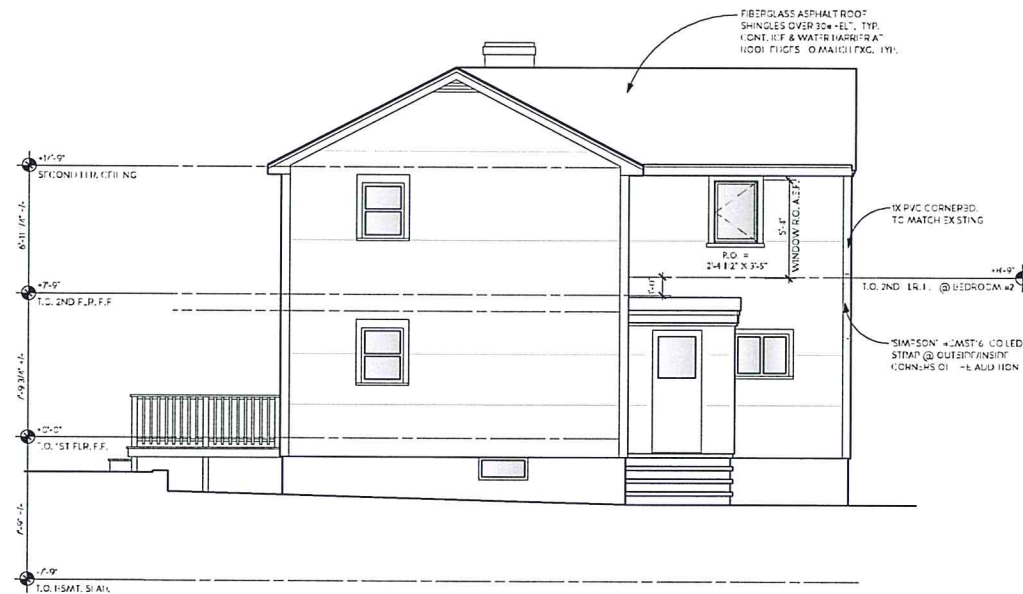
1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



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



2 REAR ELEVATIONS  
Scale: 1/4" = 1'-0"



3 LEFT SIDE  
Scale: 1/4" = 1'-0"

ADDITIONS/ALTERATIONS  
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**THE COLLINS RESIDENCE**  
39 HARBOR STREET, NEWBURYPORT, MA



REVISION & REISSUE NOTES

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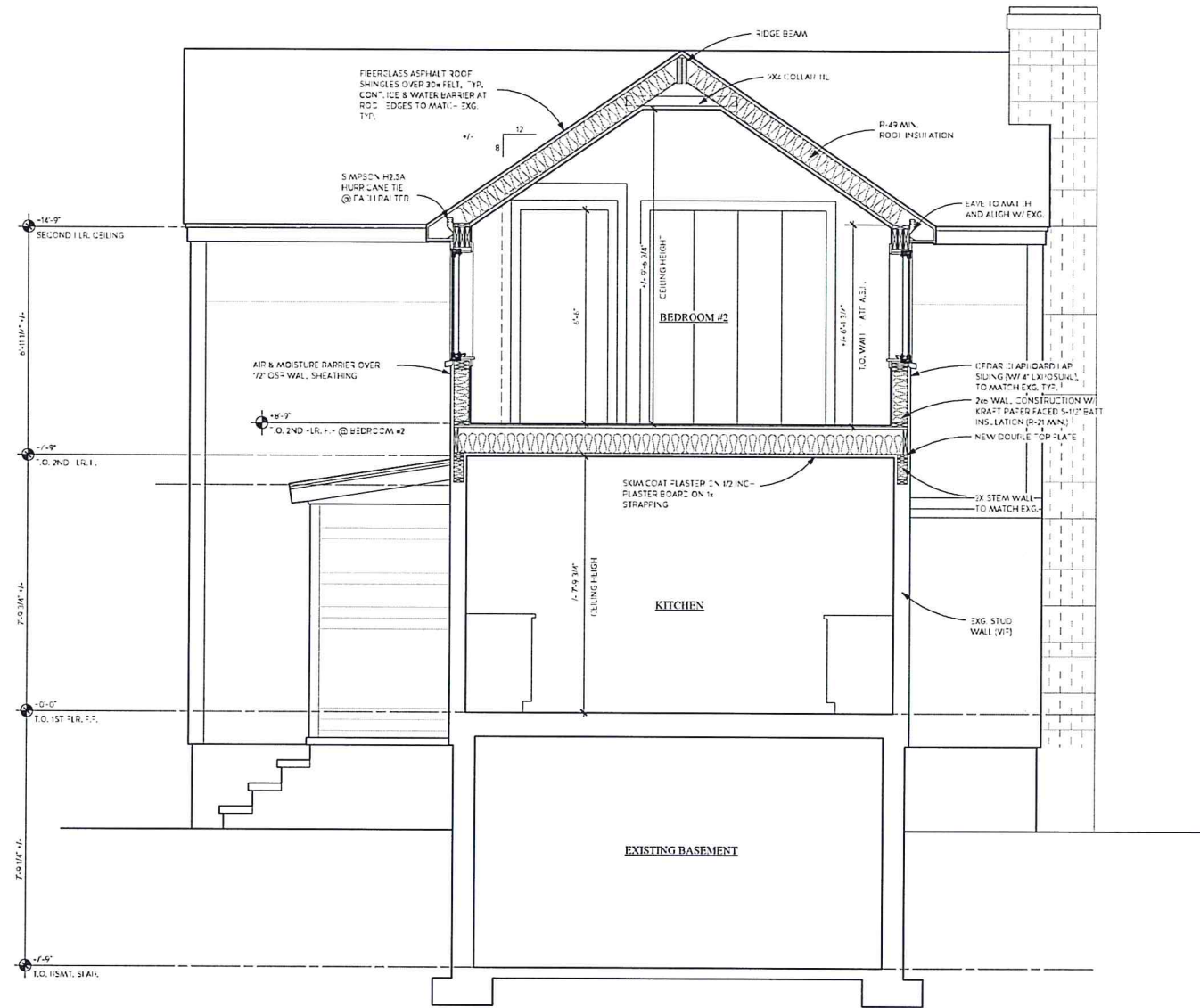
Project #	Project Manager	Date
2018-29	CAL	3-9-20

Scale: AS NOTED

ELEVATIONS

A2.1

39\_HARBOR\_ST\_CD\_CURRENT\_2020.VK



1 BUILDING SECTION  
Scale: 1/2" = 1'-0"

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18 MARKET STREET  
NEWBURYPORT, MA 01950  
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ADDITIONS/ALTERATIONS  
TO THE:  
**THE COLLINS RESIDENCE**  
39 HARBOR STREET, NEWBURYPORT, MA



REVISION & REISSUE NOTES

No.	Date	Notes
A	3-9-20	ISSUED FOR PERMIT

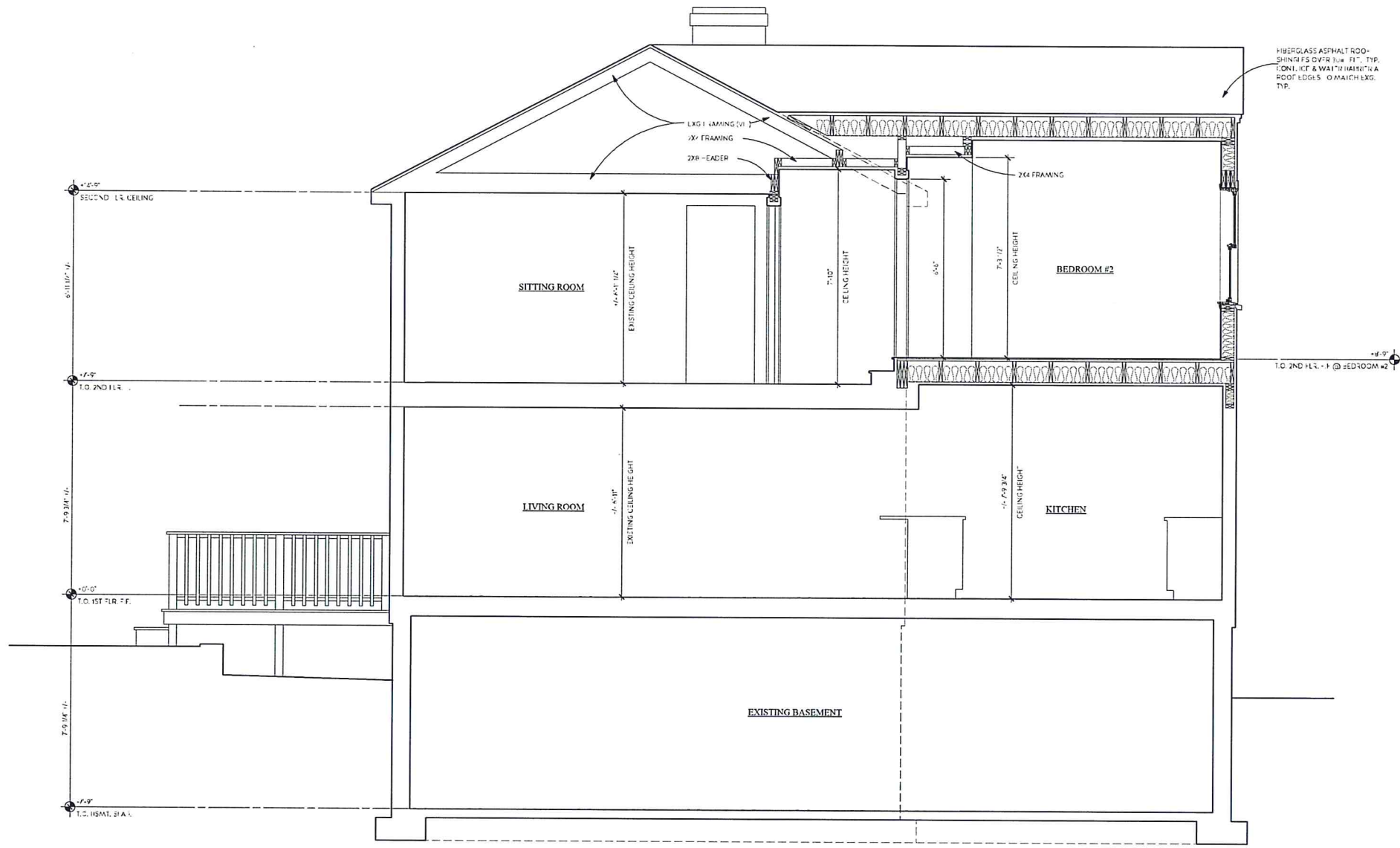
Project #	Project Manager	Date
2018-29	CAL	3-9-20

Scale: AS NOTED

**BUILDING SECTION**

**A3.1**

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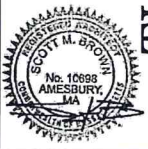


1 BUILDING SECTION  
Scale: 1/2" = 1'-0"

39\_HARBOR\_ST\_CD\_CURRENT\_2020.vsw

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ADDITIONS/ALTERATIONS  
 TO THE:  
**THE COLLINS RESIDENCE**  
 39 HARBOR STREET, NEWBURYPORT, MA



REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-9-20	ISSUED FOR PERMIT

Project #	Project Manager	Date
2018-29	CAL	3-9-20

Scale: AS NOTED

**BUILDING SECTION**

**A3.2**

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