

**Newburyport Historical Commission  
DEMOLITION PERMIT APPLICATION**

Property Address: 44 High Street

Applicant: Jennifer & Hunter Flynn c/o Lisa Mead, Mead, Talerma & Costa, LLC

Address: 30 Green Street

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

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

Year built: 1850 or 1889 Area (sq. ft.): \_\_\_\_\_

Architectural style: Greek Revival / Italianate

- 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:

One-story section at rear of single-family residence.

**Newburyport Historical Commission  
DEMOLITION PLAN REVIEW APPLICATION**

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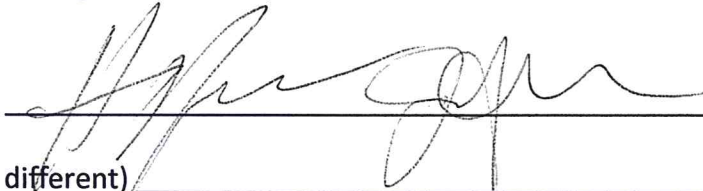
Describe reasons for demolition:

Remove one-story section to construct two-story addition.

Describe alternatives to demolition that have been considered:

No alternatives have been considered.

Please attach additional pages if necessary.

Applicant's Signature  Date 6/25/2020

Owner's Signature (if different) \_\_\_\_\_ Date \_\_\_\_\_



Mead, Talerman & Costa, LLC  
Attorneys at Law

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Newburyport, MA 01950  
Phone 978.463.7700  
Fax 978.463.7747  
[www.mtclawyers.com](http://www.mtclawyers.com)

July 1, 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  
44 High Street, Newburyport, MA (the "Property")  
Assessor's Map: 21 Lot: 79

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Jennifer and Hunter Flynn (the "Applicants"), the owners of the Property, relative to the demolition of a one-story section of a single-family residence (the "Structure") located at the rear of the Structure. The Applicants propose to construct an addition comprising one- and two-stories to the rear of the Structure constituting a roof line change.

The Structure was constructed in 1850 according to the District Data Sheet and 1889 according to the Assessor's Record. There is no Form B available. The Structure is listed as contributing on the District Data Sheet and is described as Greek Revival/Italianate. The Applicants propose to demolish the one-story section at the rear of the Structure. A portion of this one-story section dates back to at least 1906, as shown on the 1906 and 1914 Sanborn maps attached hereto as **Exhibit A**. Later, in 2001, a one-story addition was constructed off this one-story section, reflect by building permit information available on MIMAP. A site plan recorded with the Registry in 1995 does not show the footprint of this later-added addition, further indicating that this smaller one-story addition was the subject of the 2001 building permit. The proposed demolition includes both the one-story section dating back to 1906, and the later-added 2001 one-story addition.

As shown on the architectural plans attached hereto, the new roof line pitch of the one-story section of the proposed addition is less than the pitch of the existing roof. The height of the roof of the proposed addition is shorter than that of the main Structure. A short roof has been added over the rear double doors to provide coverage from the elements. Further, as shown in the photographs attached hereto, the presently existing one-story section of the home is not visible from High Street; to view the rear portion of the Structure one must physically enter the Property and walk to the back yard before the one-story section is visible. The small increase in height of the proposed addition will not be visible from High Street. Additionally, due to tree coverage, landscaping, a residence on

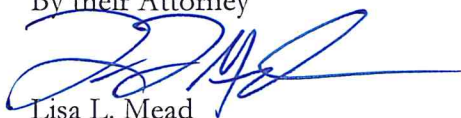
*Millis Office*

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

an abutting property to the east, and a shed in the back yard of the Property, it is unlikely the proposed addition will be more than minimally visible from Bromfield Street.

Based upon the foregoing, the Applicants now request that the Commission determine that the Structure is historically significant but release the demolition delay and approve the plans as submitted for the roof line change.

Respectfully submitted,  
Jennifer and Hunter Flynn  
By their Attorney

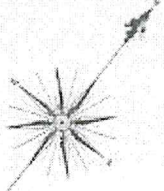


Lisa L. Mead  
Attachment  
cc: client



# **EXHIBIT A**

SEP. 1906  
NEWBURY PORT  
MASS.

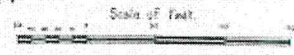
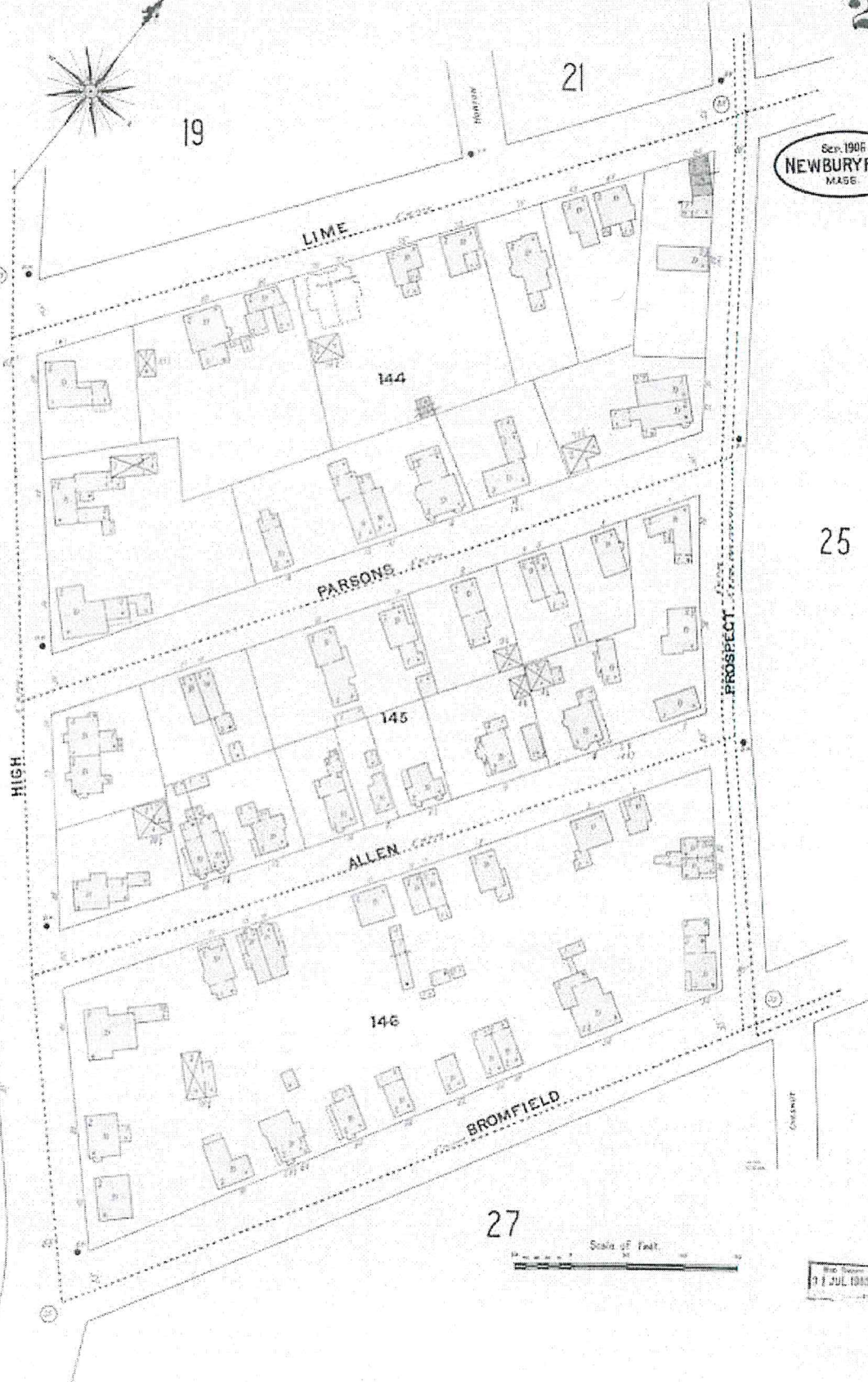
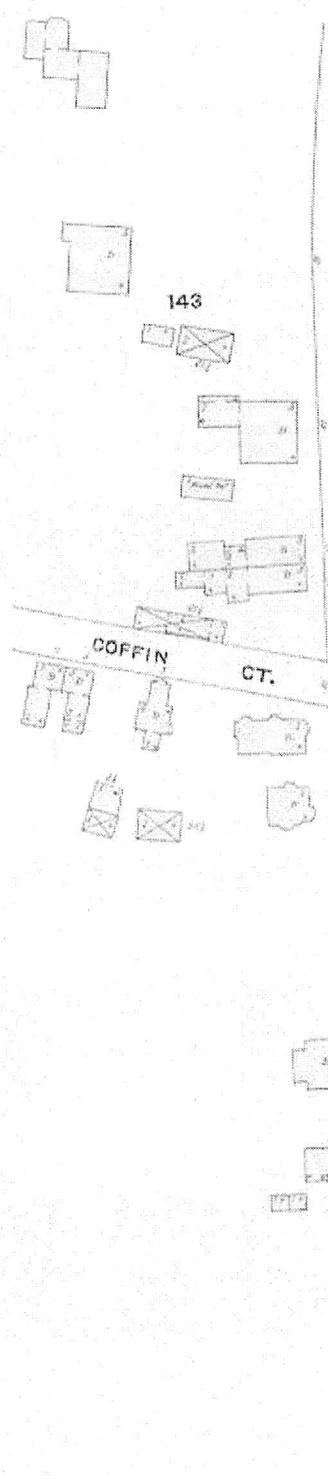


19

21

25

27



Map drawn  
17 JUL 1905



23

24

25

LIME

OCT. 1894  
NEWBURYPORT  
MASS.

143

144

COFFINS  
CT

PARSONS

PROSPECT

26

HIGH

145

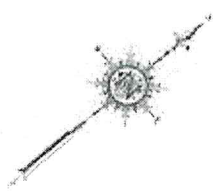
ALLEN

146

BROMFIELD

BROMFIELD  
CT

CHESTNUT



Scale of feet

28

JUL 1895

ZONING DETERMINATION

Name: Jennifer and Hunter Flynn

Address: 44 High Street Zoning District(s): R2/DCOD

Request: Remove existing rear portion of existing historic structure and construct new 2 story addition at rear extending a nonconforming side yard setback.

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

Blank line for other sign variance

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), 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

Review for tree/sidewalk subst. improv.

The name typed below represents the intent to sign the foregoing document:

Jennifer Blanchet

6/23/2020

Newburyport Zoning Administrator

Date



## 44 HIGH ST

**Location** 44 HIGH ST

**MBLU** 21/79//

**Owner** FLYNN HUNTER & JENNIFER  
T/E

**Assessment** \$1,036,300

**PID** 1004

**Building Count** 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$750,100	\$286,200	\$1,036,300

### Owner of Record

**Owner** FLYNN HUNTER & JENNIFER T/E  
**Co-Owner**  
**Address** 44 HIGH ST  
NEWBURYPORT, MA 01950

**Sale Price** \$1,090,000  
**Certificate**  
**Book & Page** 36962/0511  
**Sale Date** 08/24/2018  
**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FLYNN HUNTER & JENNIFER T/E	\$1,090,000		36962/0511	00	08/24/2018
MULLINS MICHAEL G	\$138,000		11045/0315	1N	12/06/1991
LOWELL LOUISE E	\$0		06448/0758		03/07/1978

### Building Information

#### Building 1 : Section 1

**Year Built:** 1889  
**Living Area:** 2,844

Building Attributes	
Field	Description
Style	Antique
Model	Residential
Stories:	2.5

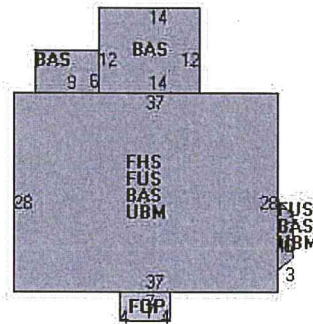
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average

**Building Photo**



(<http://images.vgsi.com/photos/NewburyportMAPhotos/10110109/70.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/NewburyportMAPhotos/Sketches/1004\\_1070.jpg](http://images.vgsi.com/photos/NewburyportMAPhotos/Sketches/1004_1070.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,274	1,274	
FUS	Upper Story, Finished	1,052	1,052	
FHS	Half Story, Finished	1,036	518	
FOP	Porch, Open	28	0	
UBM	Basement, Unfinished	1,052	0	
		4,442	2,844	

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$4,000	1
FPO	EXTRA FPL OPEN	1 UNITS	\$1,300	1

**Land**

**Land Use**

Use Code 1010  
 Description SINGLE FAM

**Land Line Valuation**

Size (Acres) 0.17  
 Depth 0  
 Assessed Value \$286,200

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN3	1 STORY W/LOFT			660 S.F.	\$4,800	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$621,200	\$286,200	\$907,400

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*See map p. 11  
(from New E)*

NEWBURYPORT  
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
1455 36	24-73		ca 1800	Federalist	C
1456 38	24-72		ca 1845	Greek Revival	C
-----	-----	B & M RR - Nbpt.	City RR	-----	-----
✓ 40 * 7	24-71	Hale-Dewint House	ca 1870	Second Empire cottage	C
1457 42	21-80		ca 1870	Italianate	C
1458 44	21-79		ca 1850	Greek Revival/ Italianate	C
✓ 46 * 560	21-78		ca 1800	Federalist	C
1459 48	21-57		ca 1855	sidehall Italianate	C
✓ 52 # 5	21-56	Moore-Lunt Double House	ca 1860	Italianate	C
✓ 54	21-55	Moore-Lunt Double House	ca 1860	Italianate	C
✓ 56 * 6	21-39	Capt. William Graves House	ca 1850	Greek Revival	C
✓ 58 * 564	21-38		ca 1750-1800	timber frame gambrel	C



**NOTES:**

1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN MARCH OF 2020.

2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.

3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

**RECORD OWNERS:**

HUNTER & JENNIFER FLYNN  
44 HIGH STREET  
NEWBURYPORT, MA

**REFERENCES:**

DEED BOOK 36962 PAGE 511

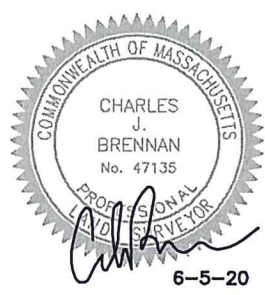
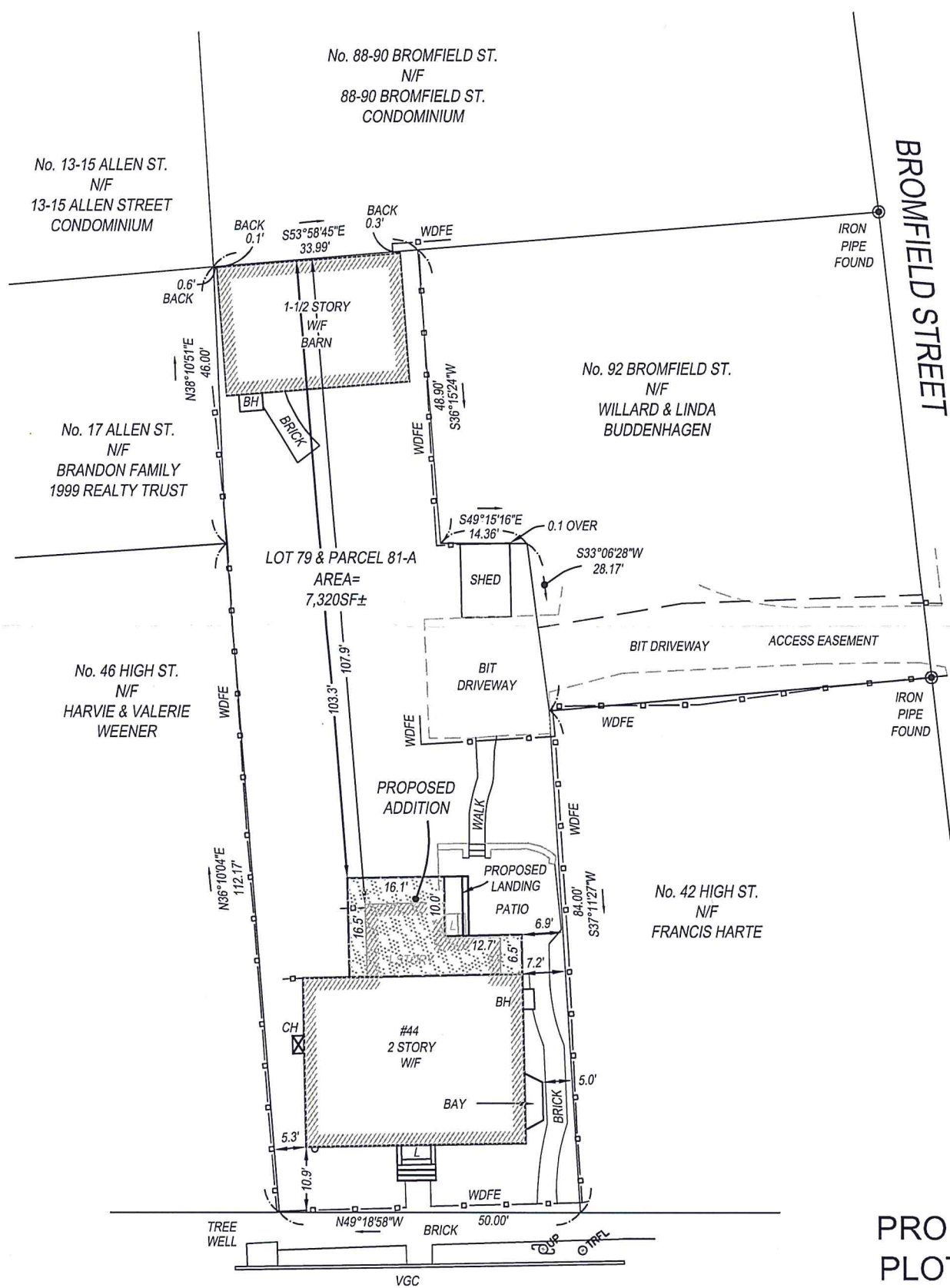
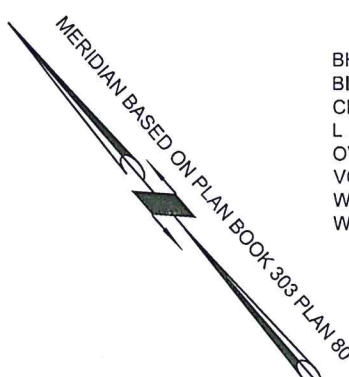
PLAN BOOK 303 PLAN 80  
PLAN BOOK 437 PLAN 88  
PLAN BOOK 387 PLAN 97

**LEGEND:**

BH	BULK HEAD
BIT	BITUMINOUS
CH	CHIMNEY
L	LANDING
OV	OVER
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
W/F	WOOD FRAME

**ZONING:**

R2 (SINGLE FAMILY)	
DCOD	
(EXISTING)	
LOT AREA:	7,320±SF
FRONTAGE:	50.00'
FRONT OFFSET:	10.9'
SIDE OFFSET:	5.0'
REAR OFFSET:	107.9'
LOT COVERAGE:	27.8%
OPEN SPACE:	67.0%
(PROPOSED)	
LOT AREA:	7,320±SF
FRONTAGE:	50.00'
FRONT OFFSET:	10.9'
SIDE OFFSET:	5.0'
REAR OFFSET:	103.3'
LOT COVERAGE:	29.5%
OPEN SPACE:	65.2%
(REQUIRED)	
LOT AREA:	10,000 SF
FRONTAGE:	90'
FRONT OFFSET:	25'
SIDE OFFSET:	10'
REAR OFFSET:	25'
LOT COVERAGE:	25%
OPEN SPACE:	40%

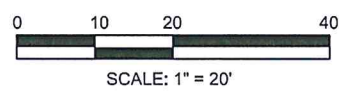


HIGH (PUBLIC - VARIABLE WIDTH) STREET

**PROPOSED PLOT PLAN**  
IN  
**NEWBURYPORT, MA**  
AT 44 HIGH STREET  
PREPARED FOR

**HUNTER & JENNIFER FLYNN**  
BY  
**SUMMIT SURVEYING INC.**

4 S. POND STREET, NEWBURYPORT, MA 01950  
TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM  
JUNE 5, 2020 20-0112















































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



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



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

CAD FILE # 44H(RES)LS.DWG 40-20-2018

SCOTT M BROWN  
ESTD ARCHITECTS 2007  
29 WATER STREET  
SUITE 209  
NEWBURYPORT, MA 01950  
T 978.465.3535  
WWW.SCOTTBROWNARCHITECT.COM

**FLYNN RESIDENCE**  
44 HIGH STREET, NEWBURYPORT, MA

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2019-41 Project Manager J.L. Date 06/30/2020  
Scale: AS NOTED

PROPOSED ELEVATIONS

**A2.1**

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