

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 46 TOPPANS LANE

Applicant: CRAIG PESSINA

Address: 46 TOPPANS

Phone: 978.987.7312 Email: cwpeccina@comcast.net

Owner (if different) _____

Year built: 1887 Area (sq. ft.): 2154 SF

Architectural style: GREEK REVIVAL.

- 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:

APPLICANT IS SEEKING PERMISSION TO MODIFY
THE EXISTING SHED DORMER IN ORDER TO RELOCATE
ABOVE THE EXISTING STAIR FOR NECESSARY
HEADROOM.

**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**


Describe reasons for demolition:

EXISTING DORMER IS INEFFECTIVE FOR PROVIDING
NECESSARY HEADROOM FOR STAIR

Describe alternatives to demolition that have been considered:

WIDEN EXISTING DORMER BUT RESULT WAS TOO
LARGE IN SCALE

Please attach additional pages if necessary.

Applicant's Signature  Date 7.21.20

Owner's Signature (if different) _____ Date _____

ZONING DETERMINATION

Name: Aileen Graf for Craig Pessina

Address: 46 Toppans Lane

Zoning District(s): R2

Request: Demolish existing dormer and construct new non exempt dormer to allow for stair construction for 3rd floor access.

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, Lighting, Size, Location

Other

Special Permit for Non-Conformities

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

- 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)
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

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

Jennifer Blanchet

07/13/2020

Newburyport Zoning Administrator

Date

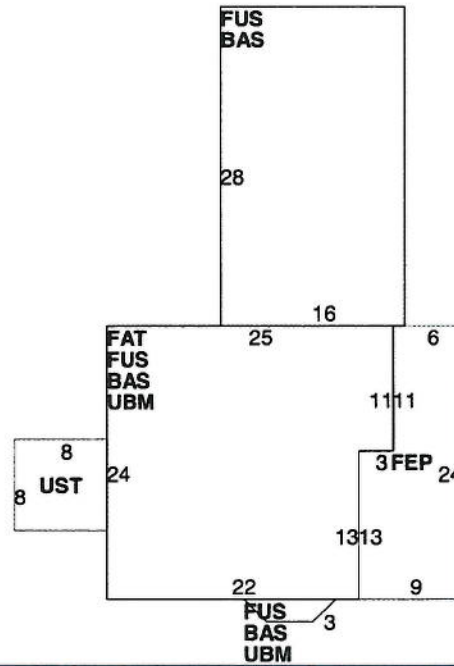
| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | | |
|---------------------|-----|-----|---------------------------------|---------|-----|-----|--------------------------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description |
| Style | 06 | | Conventional | | | | |
| Model | 01 | | Residential | | | | |
| Grade | 04 | | Average +10 | | | | |
| Stories | 2 | | 2 Stories | | | | Kitchen Grd |
| Occupancy | 1 | | | | | | |
| Exterior Wall 1 | 11 | | Clapboard | | | | |
| Exterior Wall 2 | | | | | | | |
| Roof Structure | 03 | | Gable/Hip | | | | |
| Roof Cover | 03 | | Asph/F Gls/Cmp | | | | |
| Interior Wall 1 | 03 | | Plastered | | | | |
| Interior Wall 2 | | | | | | | |
| Interior Flr 1 | 09 | | Pine/Soft Wood | | | | |
| Interior Flr 2 | 14 | | Carpet | | | | |
| Heat Fuel | 02 | | Oil | | | | |
| Heat Type | 06 | | Steam | | | | |
| AC Type | 01 | | None | | | | |
| Total Bedrooms | 03 | | 3 Bedrooms | | | | |
| Total Bthrms | 2 | | | | | | |
| Total Half Baths | 0 | | | | | | |
| Total Xtra Fixtrs | | | | | | | |
| Total Rooms | 12 | | | | | | |
| Bath Style | 02 | | Average | | | | |
| Kitchen Style | 02 | | Average | | | | |
| | | | | | | | Adj. Base Rate: 204.90 |
| | | | | | | | Replace Cost 497,085 |
| | | | | | | | AYB 1887 |
| | | | | | | | EYB 1995 |
| | | | | | | | Dep Code G |
| | | | | | | | Remodel Rating |
| | | | | | | | Year Remodeled |
| | | | | | | | Dep % 24 |
| | | | | | | | Functional Obslnc 0 |
| | | | | | | | External Obslnc |
| | | | | | | | Cost Trend Factor 1 |
| | | | | | | | Condition |
| | | | | | | | % Complete |
| | | | | | | | Overall % Cond 76 |
| | | | | | | | Apprais Val 377,800 |
| | | | | | | | Dep % Ovr 0 |
| | | | | | | | Dep Ovr Comment |
| | | | | | | | Misc Imp Ovr 0 |
| | | | | | | | Misc Imp Ovr Comment |
| | | | | | | | Cost to Cure Ovr 0 |
| | | | | | | | Cost to Cure Ovr Comment |

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
|------|-------------|-----|--------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| FGR1 | GARAGE-AVE | | | L | 441 | 28.00 | 1988 | | 0 | | 50 | 6,200 |
| BRN3 | 1 STORY W/L | | | L | 412 | 29.00 | 1988 | | 0 | | 50 | 6,000 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|----------------------------------|------------------------------|--------------|--------------|--------------|-----------|-----------------|
| BAS | First Floor | 1,021 | 1,021 | 1,021 | 204.90 | 209,202 |
| FAT | Attic | 112 | 561 | 112 | 40.91 | 22,949 |
| FEP | Porch, Enclosed | 0 | 183 | 128 | 143.32 | 26,227 |
| FUS | Upper Story, Finished | 1,021 | 1,021 | 1,021 | 204.90 | 209,202 |
| UBM | Basement, Unfinished | 0 | 573 | 115 | 41.12 | 23,563 |
| UST | Utility, Storage, Unfinished | 0 | 64 | 29 | 92.84 | 5,942 |
| TTL Gross Liv/Lease Area: | | 2,154 | 3,423 | 2,426 | | 497,085 |



| CURRENT OWNER | | TOPO. | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT | | | | | |
|---|-------|--------------------|-----------|------------|----------|-----------------------|------|-----------------|----------------|---------|---------|
| KUTCHER BRADLEY M TRS KIMBERLY REALTY TRUST 242 MAIN ST STE 5 AMESBURY, MA 01913 | | | | | | Description | Code | Appraised Value | Assessed Value | | |
| | | Additional Owners: | | | | | | RESIDNTL | 1010 | 377,800 | 377,800 |
| | | | | | | | | RES LAND | 1010 | 287,000 | 287,000 |
| | | | | | | RESIDNTL | 1010 | 12,200 | 12,200 | | |
| SUPPLEMENTAL DATA | | | | | | Total 677,000 677,000 | | | | | |
| Other ID: | 39-34 | CONDO CV: | | | | | | | | | |
| SUB-DIV | | INLAW Y/N: | | | | | | | | | |
| PHOTO | | LOT SPLIT: FY20 | | | | | | | | | |
| WARD | 4 | 40B HSNG: | | | | | | | | | |
| TILE #: | | ASSOC PID# | | | | | | | | | |
| ATT 1/2 HSE: | | | | | | | | | | | |
| GIS ID: M_249889_951183 | | | | | | | | | | | |

123
NEWBURYPORT, MA

VISION

| RECORD OF OWNERSHIP | | | | | | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
|--------------------------------|--|------------|--|------------|--|-------------|-----------|---------|-----|------------|--------|--------------------------------|---------|----------------|--------|------|----------------|------|--------|----------------|---------|--|
| KUTCHER BRADLEY M TRS | | 37482/0133 | | 05/01/2019 | | U | I | 650,000 | | 1V | | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | | |
| SAFFORD DONALD P & HELEN C TRS | | 14555/0367 | | 01/27/1998 | | U | I | | | 1F | | 2020 | 1010 | 377,800 | 2019 | 1010 | 287,000 | 2018 | 1010 | 327,900 | | |
| SAFFORD DONALD P & HELEN C J/T | | 06537/0158 | | 11/09/1978 | | U | I | | | | | 2020 | 1010 | 287,000 | 2019 | 1010 | 343,600 | 2018 | 1010 | 273,500 | | |
| | | | | | | | | | | | | 2020 | 1010 | 12,200 | 2019 | 1010 | 12,100 | 2018 | 1010 | 12,100 | | |
| | | | | | | | | | | | Total: | | 677,000 | | Total: | | 642,700 | | Total: | | 613,500 | |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|
| Year | Type | Description | Amount | Code | Description | Number | Amount |
| Total: | | | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|-------------------|---------|-------|
| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
| 6/A | | | | |

| APPRAISED VALUE SUMMARY | |
|----------------------------------|---------|
| Appraised Bldg. Value (Card) | 377,800 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 12,200 |
| Appraised Land Value (Bldg) | 287,000 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 677,000 |
| Valuation Method: | C |
| Adjustment: | 0 |
| Net Total Appraised Parcel Value | 677,000 |

| NOTES | | | | | | | | | |
|---------------------------------|--|--|--|--|--|--|--|--|--|
| HOUSE BUILT IN 1887 | | | | | | | | | |
| 100 SF SHED ATTACHED TO FGR=N/V | | | | | | | | | |
| LOT B ON PLAN BOOK 471 PLAN 30 | | | | | | | | | |

| BUILDING PERMIT RECORD | | | | | | | | | | VISIT/ CHANGE HISTORY | | | | | |
|------------------------|------------|------|-------------|--------|------------|---------|------------|----------|--|-----------------------|------|----|-----|-----|-----------------|
| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments | | Date | Type | IS | ID | Cd. | Purpose/Result |
| | | | | | | | | | | 12/14/2018 | | | DAR | 01 | Measur+1 Visit |
| | | | | | | | | | | 12/06/2006 | | | PR | 00 | Measur+Listed |
| | | | | | | | | | | 11/03/1997 | | | CN | 00 | Measur+Listed |
| | | | | | | | | | | 10/24/1988 | | | DS | 02 | Measur+2 Visits |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------|----------|-----------------|------|---|-------|-------|-----------|-------------------------|-----------|------|-----------|-----------|---------|------|------------|-------------------|-----------|------------|-----------------|------------|---------|
| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | I. Factor | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing | | S Adj Fact | Adj. Unit Price | Land Value | |
| | | | | | | | | | | | | | | | | Spec Use | Spec Calc | | | | |
| 1 | 1010 | SINGLE FAM | R2 | | | | 20,000 SF | 12.44 | 1.1500 | 6 | 1.0000 | 1.00 | | 0.00 | | | | 1.00 | 14.31 | 286,100 | |
| 1 | 1010 | SINGLE FAM | R2 | | | | 0.06 AC | 14,600.00 | 1.0000 | 0 | 1.0000 | 1.00 | | 0.00 | | | | 1.00 | 14,600.00 | 900 | |
| Total Card Land Units: | | | | | | | 0.52 AC | Parcel Total Land Area: | | | | | | | 0.52 AC | Total Land Value: | | | | | 287,000 |

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE BOARD OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



DOUGLAS J. BRENNAN, P.L.S.
FOR SUMMIT SURVEYING, INC.

NOTES:

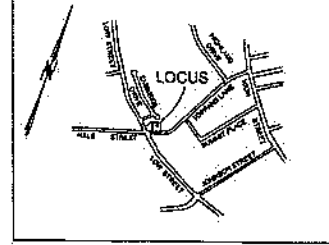
1. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN MARCH 2019.
2. THIS PLAN WAS PREPARED TO SHOW THE CREATION OF APPROVAL NOT REQUIRED LOTS B1 AND C1.

RECORD OWNERS:

ADDITIONS MAP 28 LOT 24 & 24A
BRADLEY M. HUTCHER, TRUSTEE OF
HINSELEY REALTY TRUST
340 MAIN STREET, SUITE 3
FABERBURG, MA 01910
DRED BOOK 27418 PAGE 133

REFERENCES:

PLAN BOOK 101 PLAN 600
PLAN BOOK 122 PLAN 8
PLAN BOOK 225 PLAN 17
PLAN BOOK 393 PLAN 5
PLAN BOOK 471 PLAN 20
LOW STREET 146 & 157
COUNTY LAYOUT



LOCUS MAP
SCALE: 1"=50 FT.

ZONING:

RD (SINGLE FAMILY)
LOT AREA: 12,000 SF
FRONTAGE: 60'
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'
HEIGHT: 35'
LOT COVERAGE: 25%
OPEN SPACE: 45%

LEGEND:

| | |
|-----|----------------------------|
| BT | BOUNDARY |
| CLP | CHAIN LINK FENCE |
| CB | CORNER BOARD |
| CL | CONCRETE CURB |
| LP | LEAD PILING |
| FD | FIRE HYDRANT |
| FO | FOUND |
| SP | IRON PIPE |
| SC | IRON ROD |
| SB | STONE BOUND |
| VS | VERTICAL GRANITE CURB |
| WFF | WOOD FENCE |
| WPF | WIRE FENCE |
| MAP | ADDITIONS MAP & LOT NUMBER |
| LOT | |

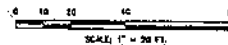
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NEWBURYPORT PLANNING BOARD

THE PLANNING BOARD'S ENDORSEMENT OF THIS PLAN AS ONE NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING.

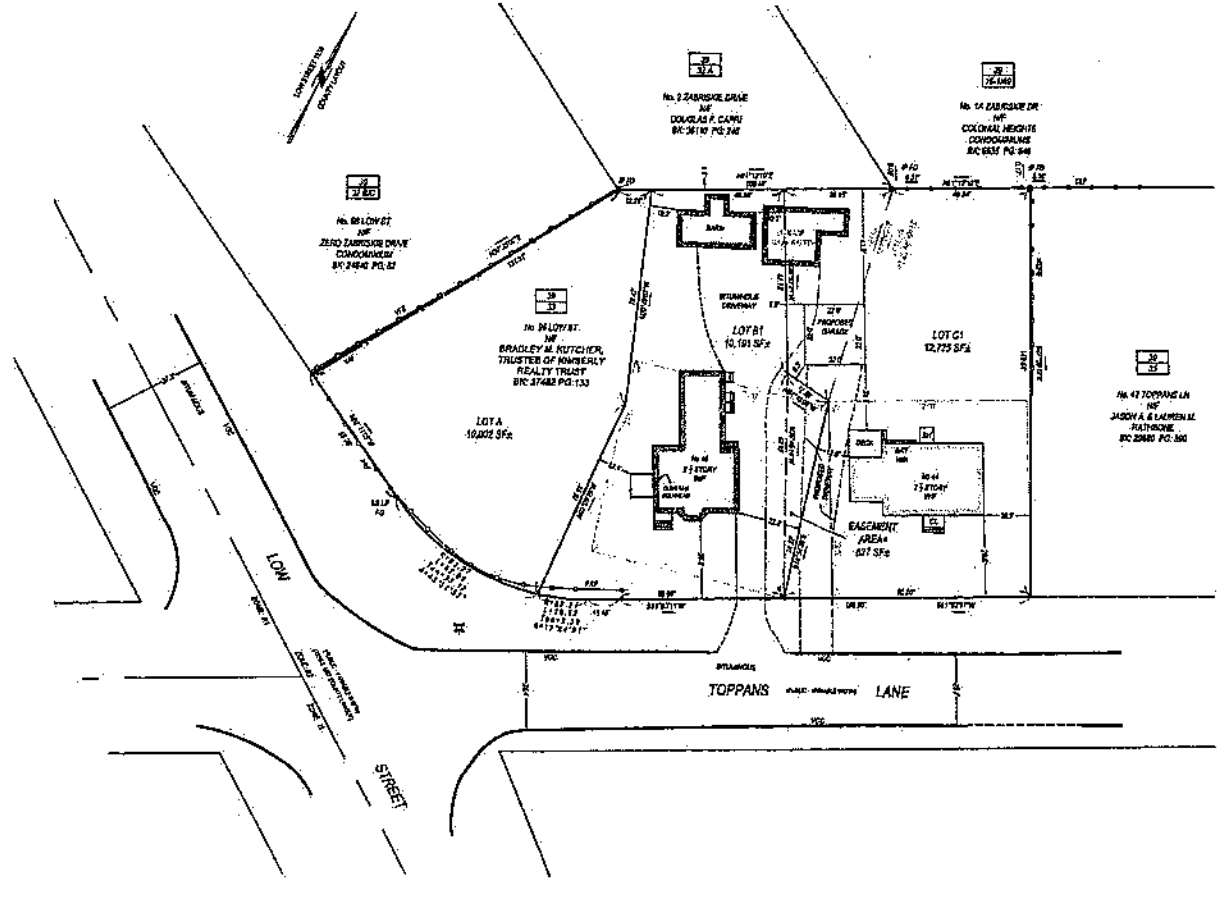
**APPROVAL NOT REQUIRED
PLAN OF LAND
IN
NEWBURYPORT, MA
AT 45 TOPPANS LANE
PREPARED FOR
BRADKU INC.**

**BY
SUMMIT SURVEYING INC.**

4 S. POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109 WWW.SUMMITSURVEYING.COM
MARCH 5, 2020 19-0116



RESERVED FOR REGISTRY USE





AERIAL SITE PLAN - 46 TOPPANS



VIEW FROM TOPPANS



VIEW FROM LOW STREET



VIEW OF DORMER FROM REAR OF PROPERTY

project:
**46 TOPPANS
RESIDENCE**

Newburyport, MA
01950

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

title:
Photographs

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

P01



45 TOPPANS LANE
Across the street



42 TOPPANS LANE
2 Houses to Right



44 TOPPANS LANE
House to Right

project:

46 TOPPANS RESIDENCE

Newburyport, MA
01950

architect:

GRAF
ARCHITECTS

2 Liberty Street
Newburyport, MA
01950

T. 978 499 9442

www.grafarch.com

title:

Photographs

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

16 july 2020

P02

project:

46 TOPPANS RESIDENCE

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950

T. 978 499 9442

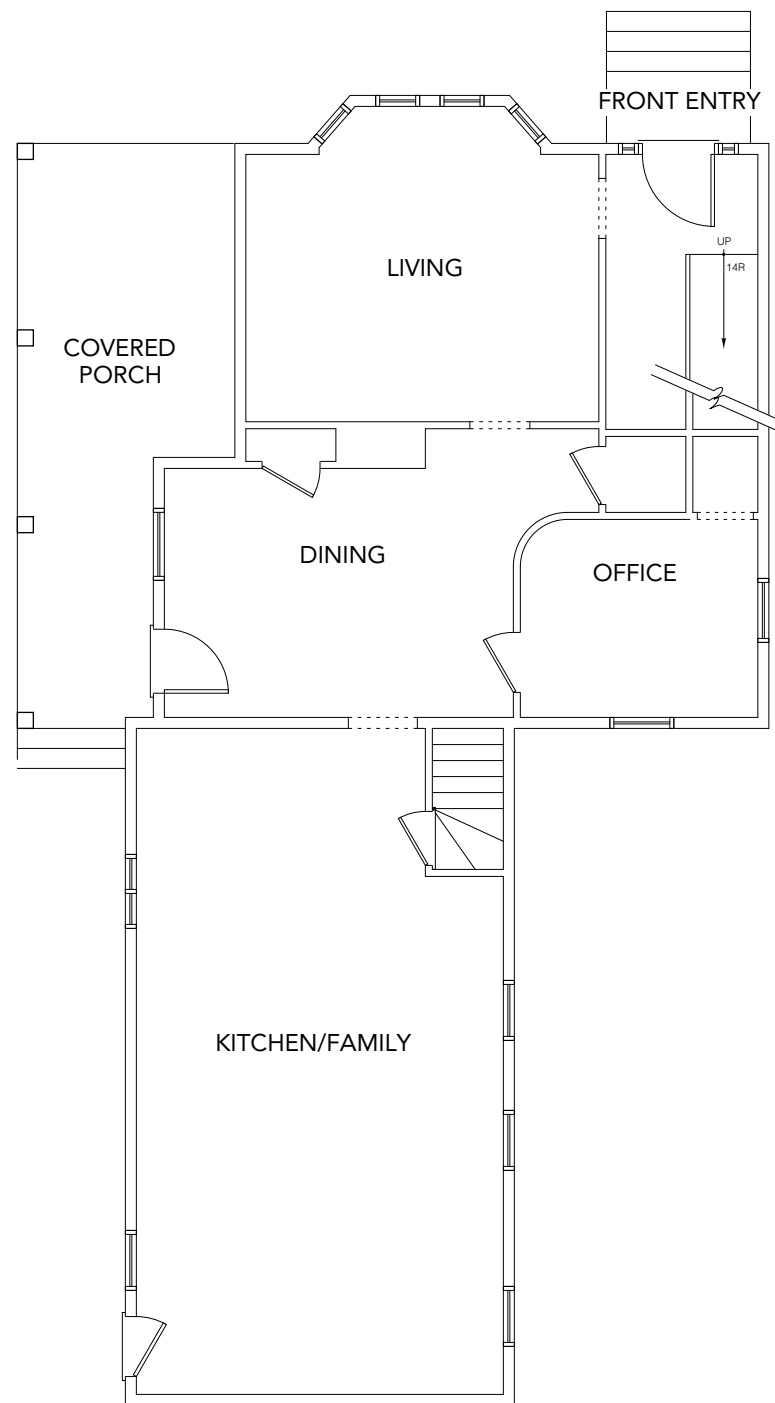
www.grafarch.com

title:

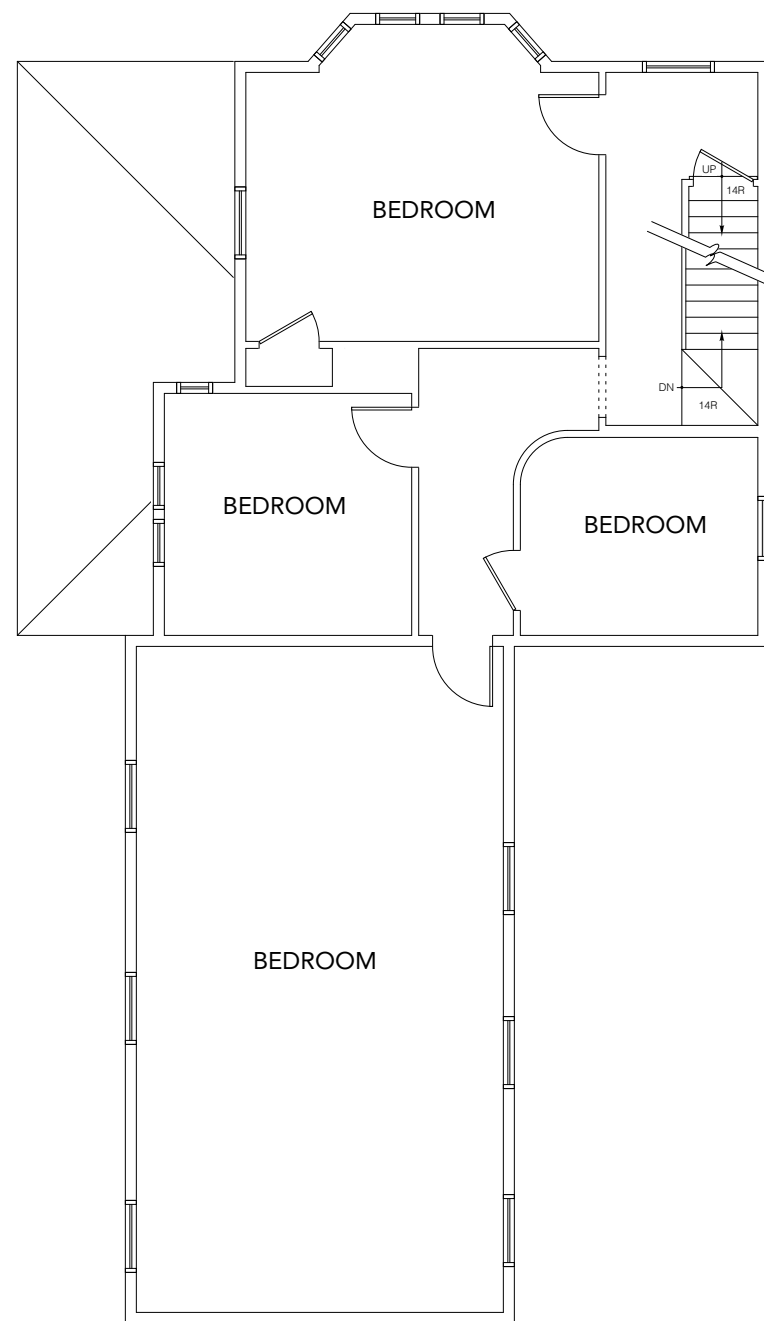
**EXISTING
Floor Plans**

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

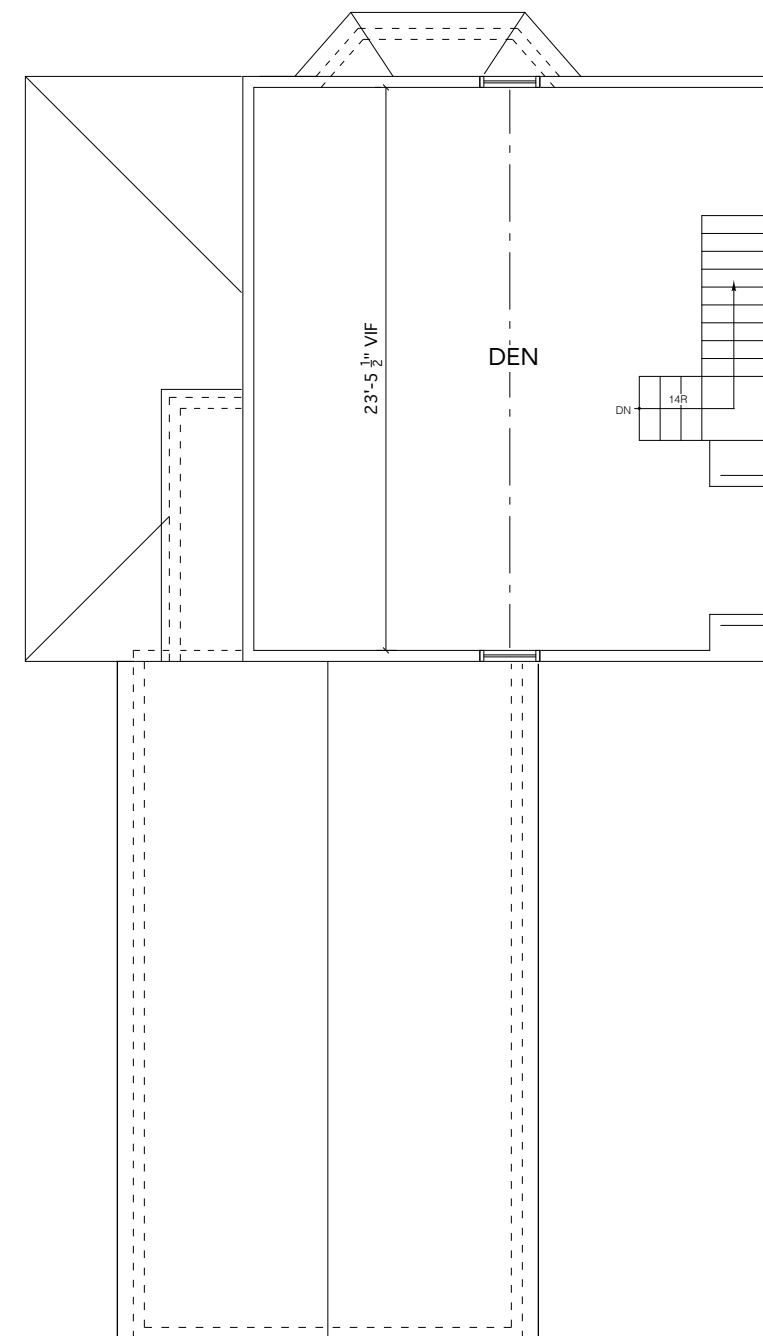
16 july 2020



1 First Floor Plan - EXISTING
SCALE: 1/8" = 1'-0"



2 Second Floor Plan - EXISTING
SCALE: 1/8" = 1'-0"



3 Third Floor Plan - EXISTING
SCALE: 1/8" = 1'-0"

EX1

EXISTING

28.5' +/-
EXISTING BLDG HGT



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"



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

project:

46 TOPPANS
RESIDENCE

Newburyport, MA
01950

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 july 2020

EX2

project:

46 TOPPANS RESIDENCE

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

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

www.grafarch.com

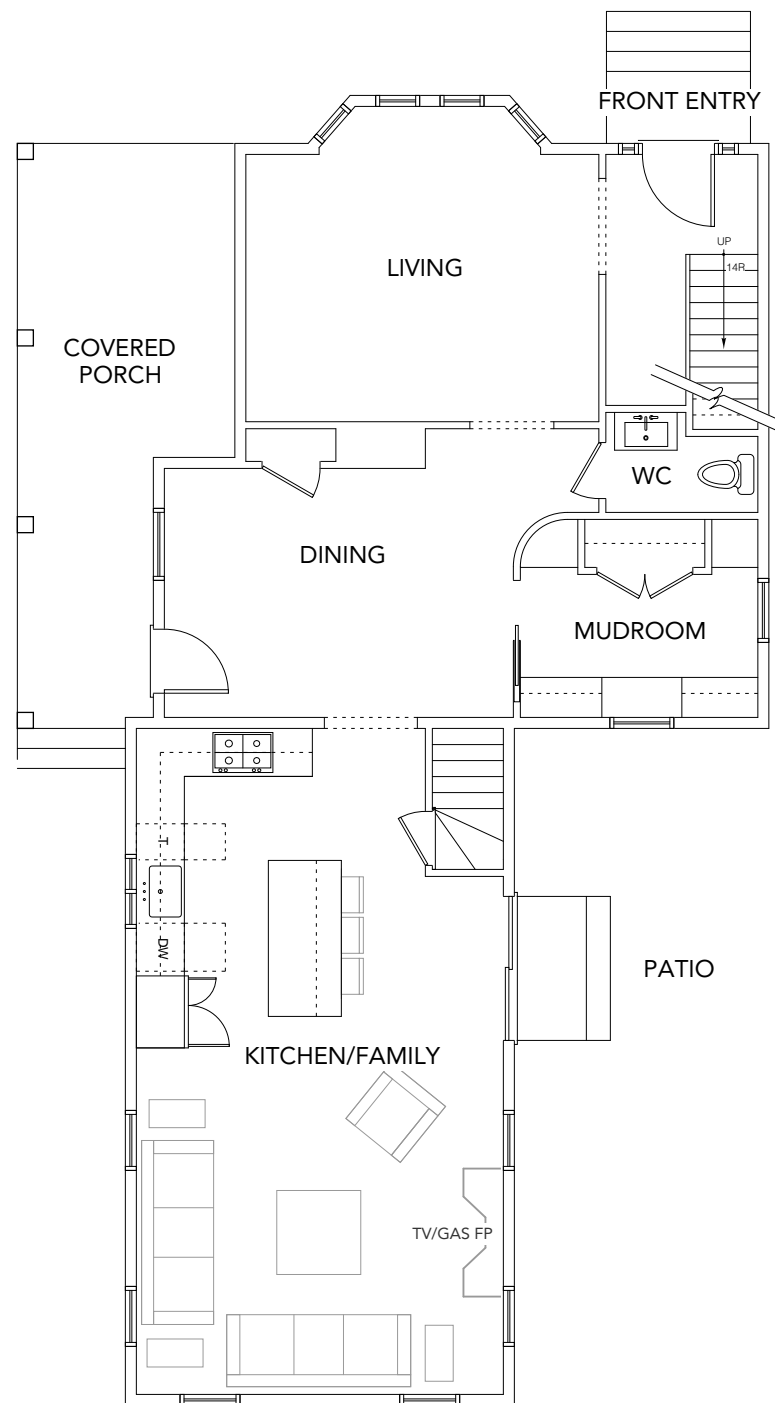
title:

PROPOSED Floor Plans

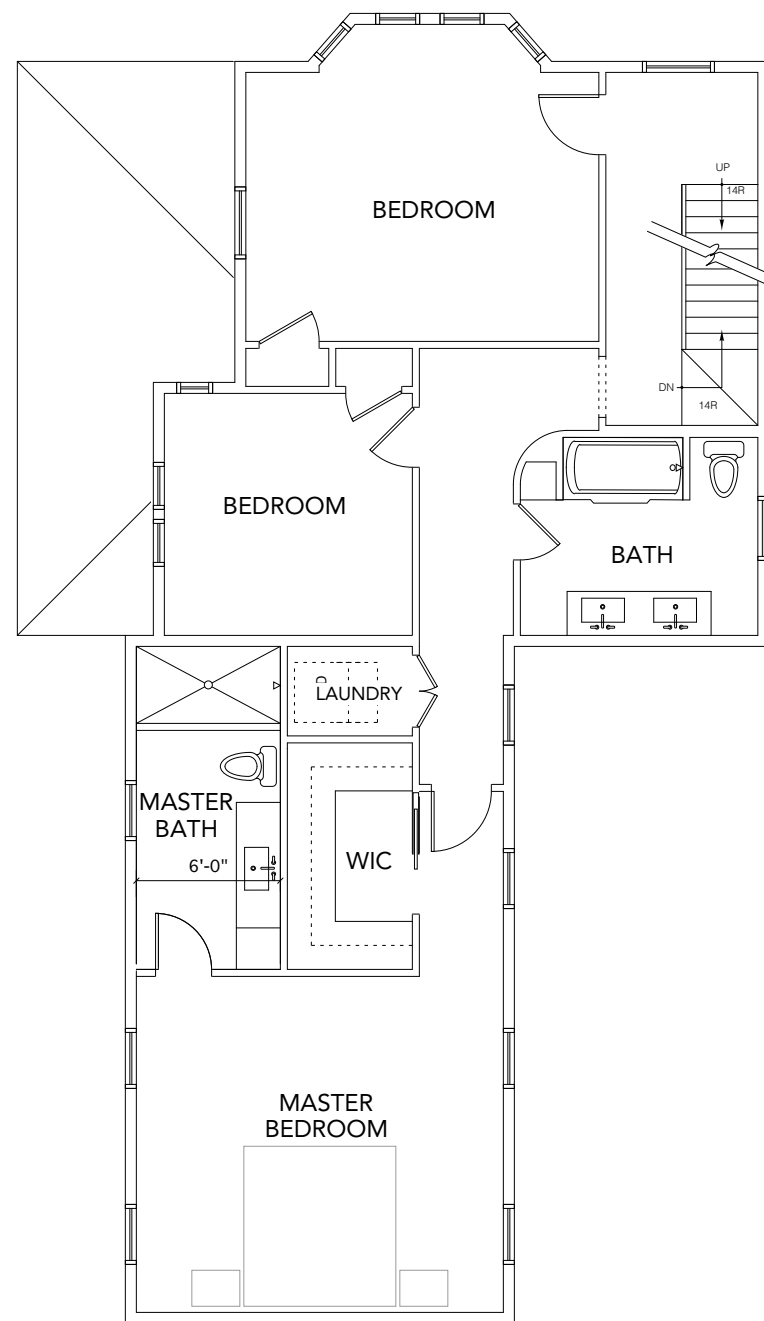
SCALE: 1/8" = 1'-0"

16 JULY 2020

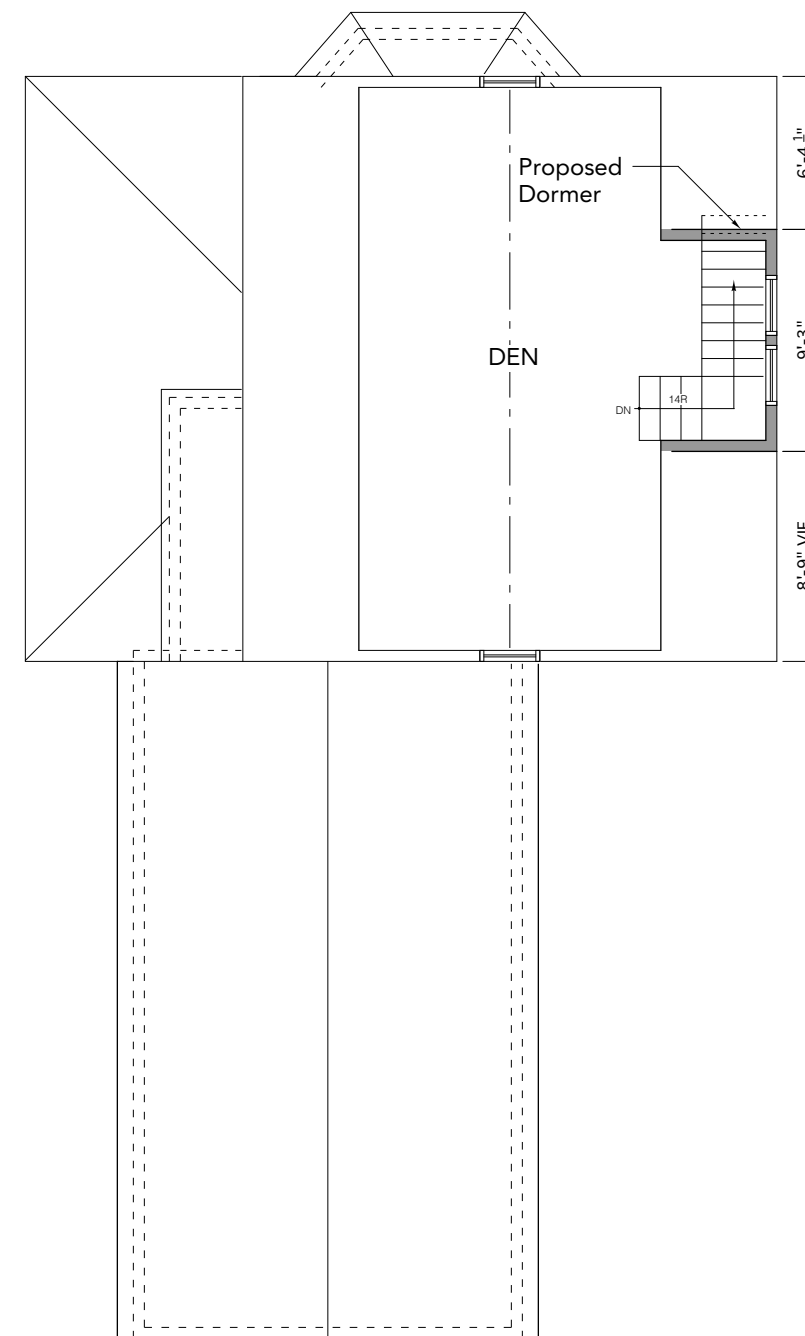
A01



1 First Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"



2 Second Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"



3 Third Floor Plan - PROPOSED
SCALE: 1/8" = 1'-0"

PROPOSED



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:

46 TOPPANS RESIDENCE

Newburyport, MA
01950

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 july 2020

A02