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December 11, 2019

By Hand

Glenn Richards, Chair
Newburyport Historical Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Demolition Permit;
49 Kent Street, Newburyport, MA (the "Property")
Assessor's Map: 51 Lot: 2

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Lauren Eramo and Amy Rasimas (the "Applicants"), the owners of the Property. The Applicants propose to alter the pitch of the roof line of their single-family home (the "Residence"), and construct a one-story addition at the rear of their single-family home (the "Residence") to be used as an in-law apartment. The Applicants also propose to demolish an existing garage to construct a new shed in the same location.

The Residence

The Residence was constructed in 1800, according to the Assessor's records, or 1875, according to the District Data Sheet. The Residence is designated as "contributing" on the District Data Sheet. There is no Form B for the Residence. The construction of a one-story addition to the rear of the Residence constitutes a roof line change, subjecting the Residence to review under the Demolition Delay Ordinance (the "DDO").

As shown on the existing elevations attached hereto, the pitch of the roof line over the covered porch on the western side of the Residence is perpendicular to the exterior wall of the Residence. The pitch of the roof line over the single-story section on the western side of the Residence matches the pitch of the covered porch roof line. The Applicants propose to alter the pitch to give an appearance that is more in harmony with the rest of the Residence's roof.

Regarding the one-story addition, the addition is to the rear of the Residence. The roof line of the addition is in harmony with the Residence and features returns similar to the existing returns on the Residence. The addition's exterior will be clapboard matching the existing clapboard on the Residence. As shown on the elevation plans, the addition is not viewable from the street in front of the Residence.

Millis Office

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

The Garage



The garage does not appear on the District Data Sheet and does not have a Form B. The age of the garage is unknown; it appears on the 1924 Assessor's Map but is not on the 1900 Assessor's Map. Because the garage is a minimum 95 years old per the 1924 Assessor's Map, the Applicants assume for purposes of the Commission's review that it is an accessory structure more than 100 years old, subjecting it to the DDO.

The garage is constructed of wood and stone blocks. It appears that at some point a layer of cinder blocks was added, as they do not match the stone blocks. An engineer engaged by the Applicant has observed that the mortar between the concrete blocks has either deteriorated or is missing. See letter attached hereto from Fix Engineering. The southwest wall of the garage is retaining approximately 3 feet of soil, but the concrete walls are unreinforced and inadequate to sustain continuous lateral pressure. Additionally, the rafters in the roof structure are not in conformance with the State Building Code, as they are undersized. The level of deterioration and rot existent in the rafters compromises their integrity. The Applicants' engineer has concluded that the required work to remediate the garage is not feasible. As such, the Applicants propose to demolish the garage to construct a smaller shed in the same location.

Conclusion

Based upon the foregoing, the Applicant is requesting: 1) a determination from the Commission that the Residence is historically significant and approval of the plans as submitted to change the roof line to construct a one-story addition; and 2) a determination that the garage is **not** historically significant and the issuance of a demolition permit to demolish the garage.

Respectfully submitted
Lauren Eramo and Amy Rasimas
By their Attorney

Lisa L. Mead

Attachment
cc: client

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 49 Kent Street

Applicant: Lauren Eramo & Amy Rasimas 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: 1800 or 1875 Area (sq. ft.): _____

Architectural style: sidehall 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:

Roof line change to residential structure.

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 49 Kent Street

Applicant: Lauren Eramo & Amy Rasimas 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: unknown Area (sq. ft.): 360

Architectural style: unknown

- 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: garage

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:
360 square foot garage constructed of blocks.

ZONING DETERMINATION

Name: Lauren Eramo and Amy Rasimas c/o Lisa Mead, MTC LLC

Address: 49 Kent Street

Zoning District(s): R2/DCOD

Request: Construct a 524 sf addition of an In-law unit attached to a single family residence extending a non conforming side yard setback and lot coverage. Demolish existing barn that may be considered historic under demo delay due to age and reconstruct new shed in same location.

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

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-3)
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
1 - FOR MAIN STRUCTURE 1 - FOR ACCESSORY STRUCTURE

CONSERVATION COMMISSION REVIEW REQUIRED

sidewalk and street tree review required

Signature of Jennifer Chubb, Newburyport Zoning Administrator, Date 12/5/2019

49 KENT ST

Location 49 KENT ST

MBLU 51/ 2/ / /

Owner RASIMAS AMY S

Assessment \$599,800

PID 3370

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$381,300	\$218,500	\$599,800

Owner of Record

Owner RASIMAS AMY S
Co-Owner LAUREN M ERAMO T/E
Address 49 KENT ST
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 35397/0298
Sale Date 10/28/2016
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RASIMAS AMY S	\$0		35397/0298	1F	10/28/2016
WALTON PATRICIA M	\$0		35397/0296	1F	10/28/2016
RASIMAS AMY S	\$140,000		13715/0032	00	08/19/1996
RASIMAS AMY S	\$0		P96P0713ADI		08/16/1996
DOBSON MYRON K-JACQUELINE T/E	\$0		5721/ 117		10/23/1970

Building Information

Year Built: 1800
Living Area: 2,132

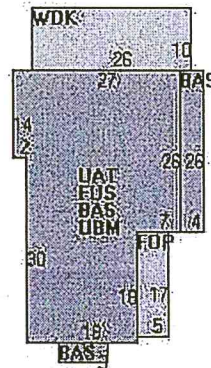
Building Attributes	
Field	Description
Style	Antique
Model	Residential
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
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//00\00\23\32.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/3370_3517.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,130	1,130
FUS	Upper Story, Finished	1,002	1,002
FOP	Porch, Open	85	0
UAT	Attic	1,002	0
UBM	Basement, Unfinished	1,002	0
WDK	Deck, Wood	260	0
		4,481	2,132

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.12
Depth 0
Assessed Value \$218,500

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			360 S.F.	\$2,500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$354,300	\$208,100	\$562,400

NEWBURYPORT
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
✓ 49	51-2		ca 1875	sidehall Italianate	C
✓ 51	51-3		ca 1850; ca 1890	sidehall Greek Revival/ Carpenter Gothic; late Victorian alterations	C
✓ 53	51-4		ca 1850; ca 1910	sidehall Greek Revival/ Carpenter Gothic; alterations	C
✓ 55	51-5	Double House	ca 1845; ca 1870	Greek Revival; Victorian alterations	C
✓ 57	51-6	Double House	ca 1845; ca 1900	Greek Revival; alterations	C
✓ 59	51-7		ca 1890	Queen Anne	C
1573 4	54-15		ca 1800	Federalist	C
✓ 6 # 504	54-14		ca 1800; ca 1845	twin-chimney timber frame; Greek Revival	C
✓ 8 # 505	54-13		ca 1875	Second Empire	C
1574 10-12	54-12		ca 1750-1800	twin-chimney timber frame	C
✓ 14-16	54-11		ca 1775	central-chimney gambrel/ late Georgian	C
1575 18 # 1575	54-10		ca 1875	sidehall Italianate	C

KENT

6" W.P.

5' 6" W.P.P.

D.H.

45 43

41

39

37

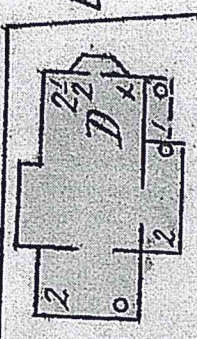
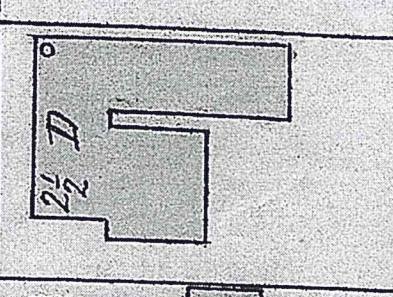
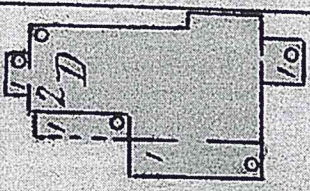
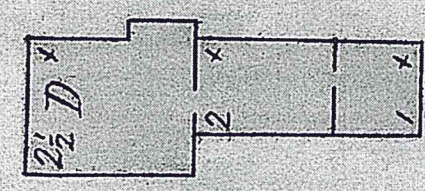
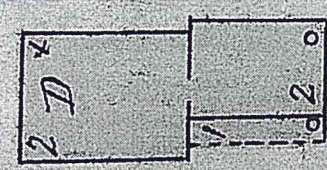
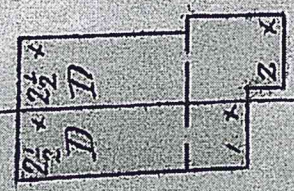
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B.

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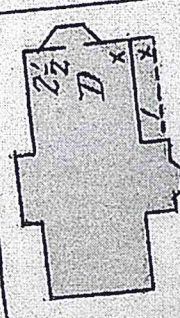
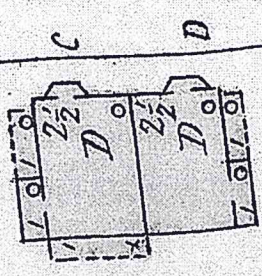
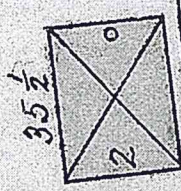
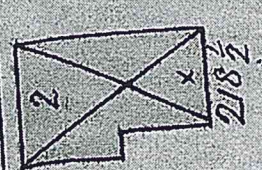
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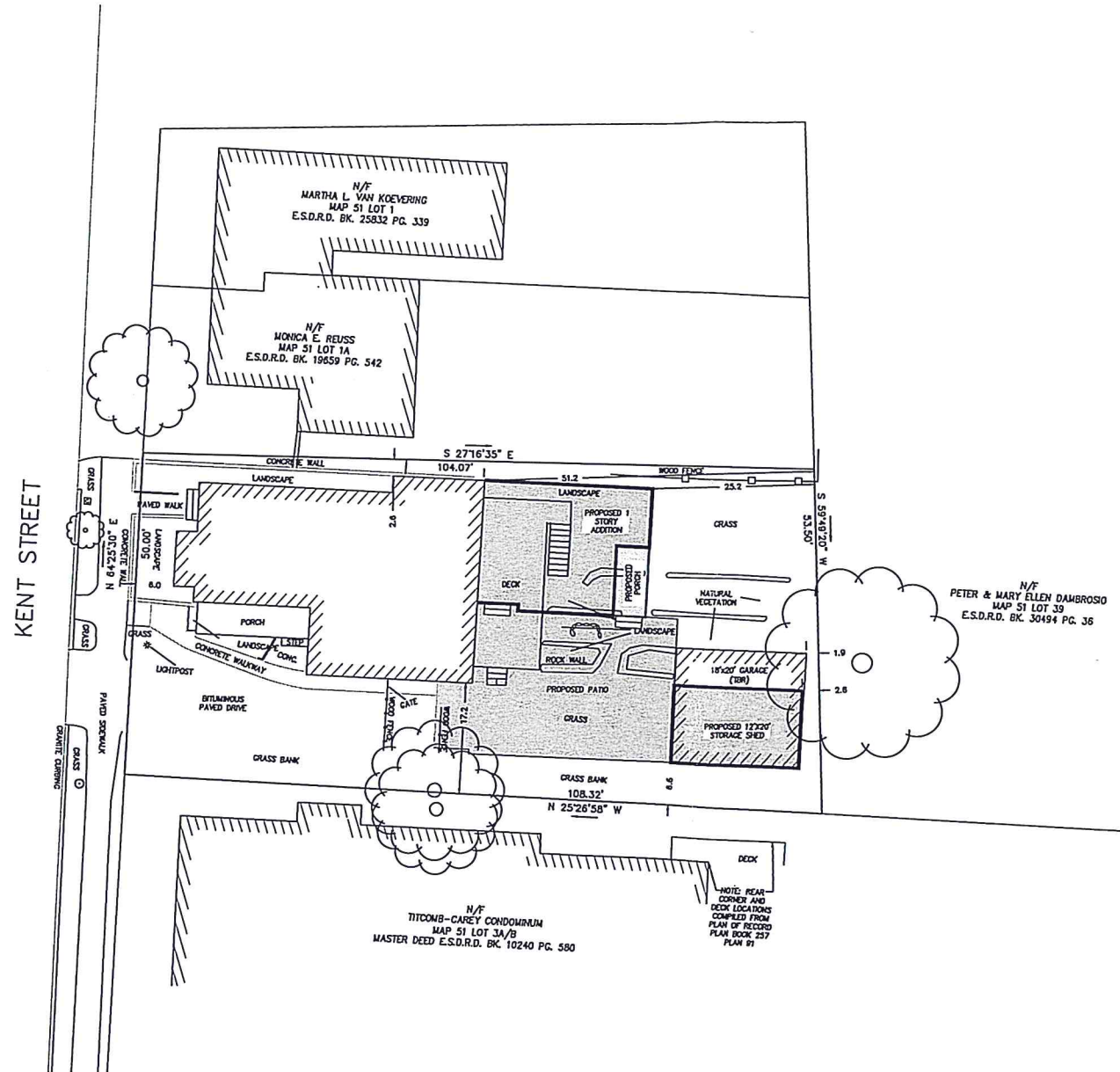
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13





ZONING

RESIDENTIAL (R-2)
SINGLE-FAMILY (10)

	REQUIRED (SINGLE-FAMILY - 10)	EXISTING (SINGLE-FAMILY - 10)	PROPOSED (SINGLE-FAMILY - 10)
MINIMUM LOT AREA	10,000 SQUARE FEET	5,488 SQUARE FEET	5,488 SQUARE FEET
MINIMUM FRONTAGE	90 FEET	30.00 FEET	30.00 FEET
FRONT SETBACK	25 FEET	6.0 FEET	6.0 FEET
SIDE SETBACK (R)	10 FEET	2.6 FEET	2.6 FEET
SIDE SETBACK (L)	6 FEET (ACCESSORY)	6.5 FEET	6.5 FEET
REAR SETBACK	10 FEET	17.2 FEET	17.2 FEET
	25 FEET	25.2 FEET	25.2 FEET
	6 FEET (ACCESSORY)	1.9 FEET	2.6 FEET
MAXIMUM LOT COVERAGE (R) 25%		27.4%	33.6%
MAXIMUM HEIGHT	35 FEET	24 FEET	24 FEET
MINIMUM OPEN SPACE	40%	58.0%	56.2%
MINIMUM PARKING	2	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 EXISTING BUILDING AND PROPOSED RECONSTRUCTION OF THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED JULY 13 & 18, 2019 BY THIS FIRM.

ARCHITECTURAL PLANS HAVE BEEN UTILIZED FOR BUILDING ADDITION DETAILS.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S.
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 11783

LOCUS TITLE INFORMATION

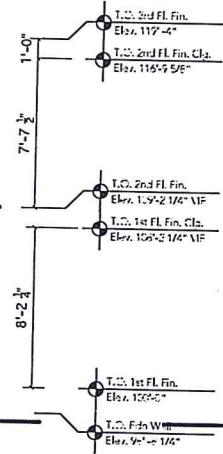
49 KENT STREET
OWNER: AMY S. RASIMAS & LAUREN M. ERAMO
DEED REFERENCE: BK. 35397 PG. 298
ASSESSORS: MAP 51 LOT 2

Copyright 2019 Winter GEC, LLC

Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE: HORIZ: 1"=10' VERT:	FIELD: CD CALCS: EC CHECKED: EJC APPROVED: EJC	ZONING BOARD OF APPEALS PLAN 49 KENT STREET	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR AMY S. RASIMAS & LAUREN M. ERAMO	PROJECT NO. 2019-49KENT DATE: NOV. 20, 2019 SHEET NO. 1 OF 1						
	<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> </tbody> </table>	NO.	DATE	BY	REVISIONS						
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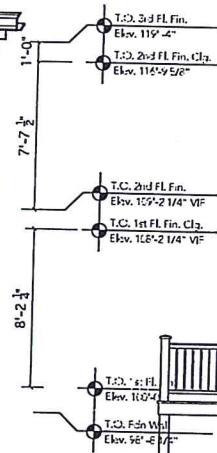
1 Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



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:
**ERAMO/RASIMAS
RESIDENCE**

49 Kent Street
Newburyport, MA

architect:

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

title:
**EXISTING
Exterior Elevations**

SCALE: 1/8" = 1'-0"
14 november 2019

EX2

Downloaded from 11/11/2019 11:45



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



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

project:
**ERAMO/RASIMAS
RESIDENCE**

49 Kent Street
Newburyport, MA

architect:

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

title:
**PROPOSED
Exterior Elevations**

SCALE: 1/8" = 1'-0"
14 november 2019

A02

project:
**ERAMO/RASIMAS
 RESIDENCE**

49 Kent Street
 Newburyport, MA

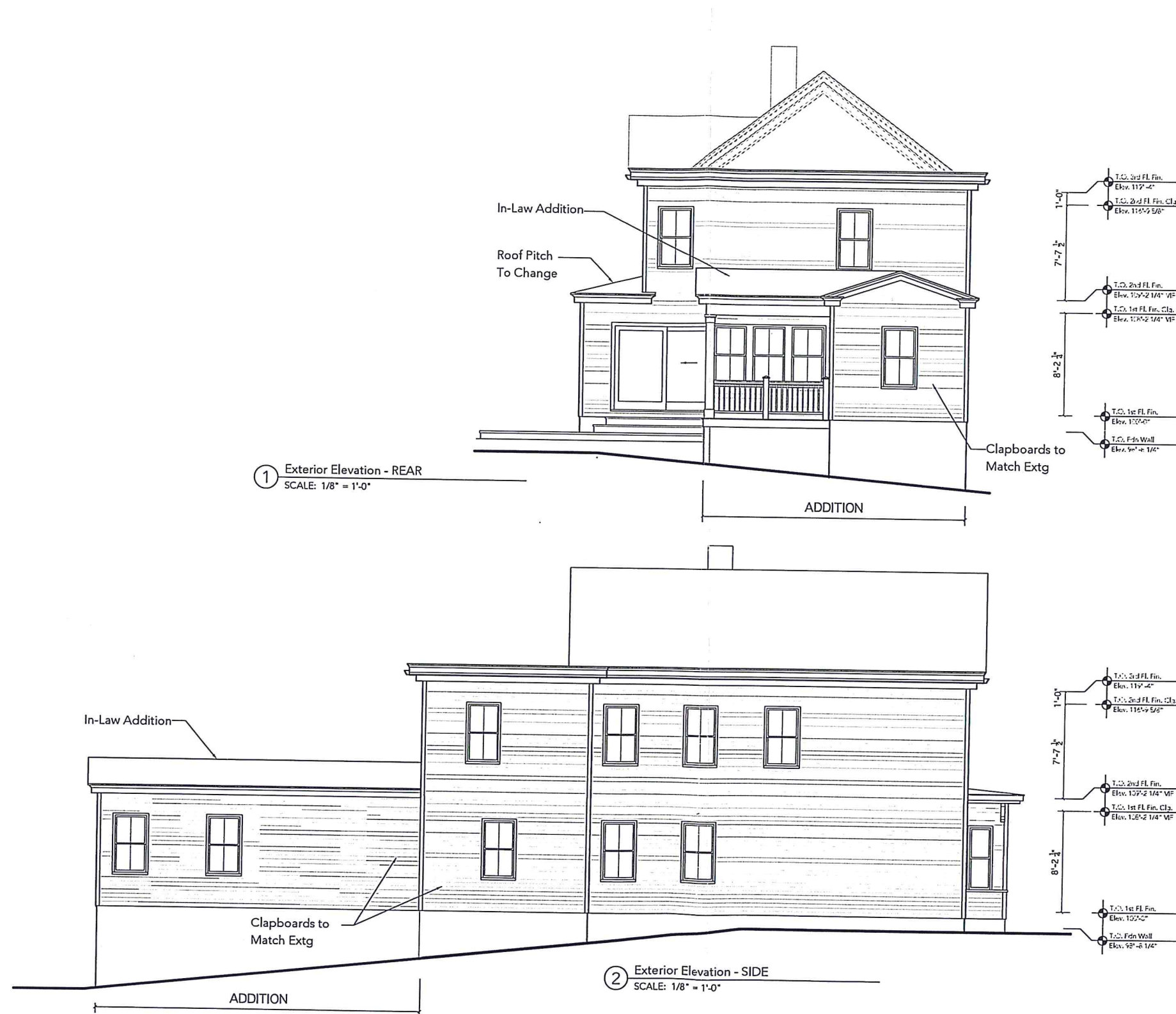
architect:

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

title:
**PROPOSED
 Exterior Elevations**

SCALE: 1/8" = 1'-0"
 14 november 2019

A03



project:

ERAMO:RASIMAS RESIDENCE

49 Kent Street
Newburyport, MA

architect:

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

title:

Proposed Garage
Exterior Elevations

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

14 november 2019

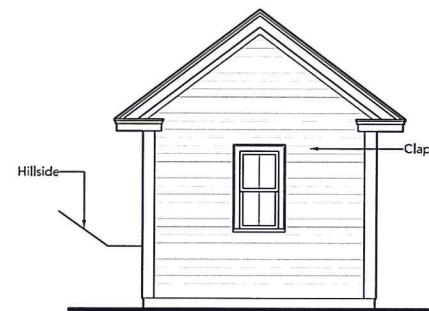
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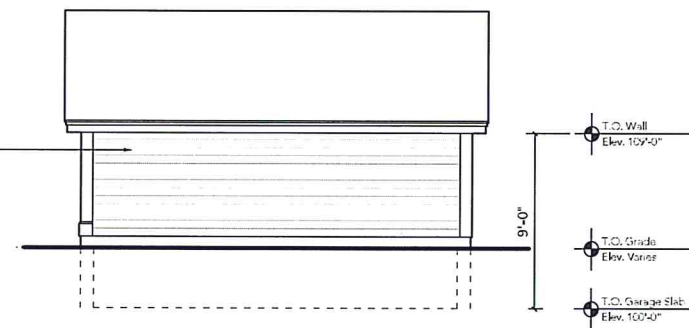
5 Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



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



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



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





49

7PM 457









AN EMPLOYEE
JUL - Mass















FIX ENGINEERING

2 Silver Ledge Road, Newbury, MA 01951

Office: 978-462-4331 Cell: 978-973-2366 Fax: 978-462-4335 email: jfix@comcast.net

December 9, 2019

Newburyport Historical Commission
60 Pleasant Street
Newburyport, MA 01950

Re: Existing garage at 49 Kent St., Newburyport, MA
Evaluation of existing structure

Dear Historical Commission:

I have made observations of the existing structure of the single-car free-standing garage at 49 Kent St. The existing building is approximately 20 ft x 18 ft, consisting of concrete block walls and a wood-framed roof.


I observed that the roof structure consists of 2x6 rafters spaced at 24 inches. I have calculated that these rafters are undersized with respect to the current building code. And many of the rafters exhibit significant rot and deterioration, further compromising their integrity.

The walls of the garage structure are constructed of mortared concrete blocks. I observed that much of the mortar is deteriorated or missing altogether, and that the concrete block walls contain no steel reinforcing. The south-west wall of the garage retains approximately 3 ft. of soil. An unreinforced concrete block wall is inadequate to resist the such continuous lateral pressure.

In my opinion, the current garage structure is unsafe and is not capable of resisting expected loadings. Furthermore, I believe it would be very difficult and impractical to perform some of the required remedial work. For example, adding steel reinforcing to the existing block walls would likely not be feasible. I therefore recommend that the existing garage structure be demolished

If you have any questions, please feel free to contact me.

Sincerely,



Joseph P. Fix, P.E.
Structural Engineer