

FEB 12 2020

Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION

Newburyport Planning Dept.

Property Address: 78 Middle Street

Applicant: Blake and Margo Witherington

Address: 78 Middle Street

Phone: 646 456 3953 Email: bwitherington@jhancock.com

Owner (if different) Same

Year built: Unknown (Estimate 1920s) Area (sq. ft.): 662

Architectural style: Shingle

- 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:
The building is a 1 1/2 story accessory structure, estimated to be built between 1910-1920, with some areas built with the last 50 years. It has had numerous repairs to the sills and foundation. It has some materials in the loft and roof structure that appear to date in the early 1900s.

**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**

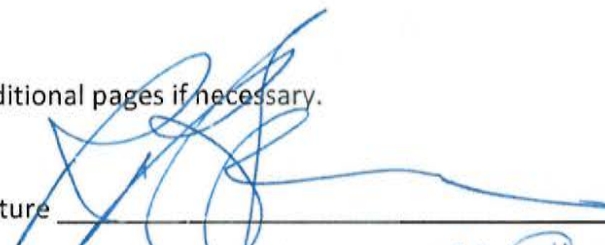
Describe reasons for demolition:

The foundation is poorly built above frost line of concrete and block. The lower level walls have numerous repairs of poor quality. There are not enough quality historic elements of the building to restore in place. There are some building materials in the roof and loft that I would like to salvage and reuse in a new structure.

Describe alternatives to demolition that have been considered:

Lifting the building to install a new foundation and slab, Rebuilding the entire lower level to replace all of the poor quality repairs, replacing all siding and windows.

Please attach additional pages if necessary.

Applicant's Signature  Date 2.6.2020

Owner's Signature (if different) Margaret M. Withington Date 2/6/2020

ZONING DETERMINATION

Name: Michael Graf

Address: 78 Middle Street

Zoning District(s): R2/DCOD

Request: Demolish non conforming accessory 1.5 story structure that may qualify as historic (on 1924 tax map) and reconstruct in same location a new 2 story accessory structure that involves an upward extension of rear and side yard non conformities and >500sf of new living area for primary household use. Not to be a separate dwelling unit.

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

CONSERVATION COMMISSION REVIEW REQUIRED

tree and sidewalk triggered by >50% value

Signature of Zoning Administrator

02/12/2020 Date

78 MIDDLE ST

Location 78 MIDDLE ST

MBLU 16/ 35/ //

Owner WITHERINGTON R BLAKE

Assessment \$1,268,000

PID 608

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,017,600	\$250,400	\$1,268,000

Owner of Record

Owner WITHERINGTON R BLAKE
Co-Owner MARGARET N T/E
Address 78 MIDDLE ST
NEWBURYPORT, MA 01950

Sale Price \$955,000
Certificate
Book & Page 32489/0147
Sale Date 05/22/2013
Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WITHERINGTON R BLAKE	\$955,000		32489/0147	10	05/22/2013
TUCKER ELIOT R	\$673,000		19757/0363	00	12/05/2002
JAMES CATHERINE A	\$382,500		15968/0506	00	09/30/1999
PEFFER JOHN S.	\$186,000		12278/0289	00	11/30/1993
LEARY CHRISTOPHER J	\$0		6360/ 701		06/20/1977

Building Information

Building 1 : Section 1

Year Built: 1834
Living Area: 2,820

Building Attributes	
Field	Description
Style	Antique
Model	Residential
Stories:	2 Stories
Occupancy	1

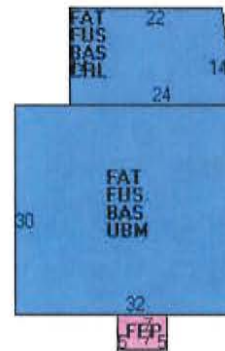
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Steam
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	9
Bath Style:	Modern
Kitchen Style:	Modern

Building Photo



(http://images.vgsi.com/photos/NewburyportMAPPhotos//\01\00\0

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,282	1,282
FUS	Upper Story, Finished	1,282	1,282
FAT	Attic	1,282	256
CRL	Crawl Space	322	0
FEP	Porch, Enclosed	35	0
UBM	Basement, Unfinished	960	0
		5,163	2,820

Extra Features

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

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.12
Depth 0
Assessed Value \$250,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	GAR W/LFT AVE			620 S.F	\$10,500	1
PAT1	PATIO-AVG			240 S.F.	\$1,100	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$930,700	\$250,400	\$1,181,100

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65-67	16-47		Ca 1775-1825	Timber frame vernacular	C
69	16-48		Pre 1825	Timber frame vernacular	C
71	16-49		Ca 1725-1775	Timber frame vernacular	C
73	16-50		Ca 1810	Federalist	C
2 -----	----- See	7-15 State Street	-----	-----	-----
4-12	6-7		Parking Lot		
14-20	6-6		Parking Lot		
22-24	6-5		Parking Lot		
26-28	6-4		Vacant Lot		
30-32	6-3		Vacant Lot		
34	6-2		Vacant Lot		
36-38	6-1	Samuel Stevens House	Ca 1815	Federalist	C
40	7-25		Ca 1850	Greek Revival	C
42-44	7-24		Ca 1845	Greek Revival	C
46	7-23		Ca 1845	Greek Revival	C
48	7-22		Ca 1845	Greek Revival/Double House	
50-58	7-21		Ca 1880	Astylistic mid-Victorian	C
60	7-20		Ca 1840	Greek Revival/Double House	C
62	16-86	John Piper House	Ca 1725; ca 1825	Timber frame; Federalist	C
64-66	16-40		Ca 1850-1860	Greek Revival	C
68	16-39	William Dickenson House	Ca 1820	Federalist	C
70	16-38	Goodwin-Barrett House	Ca 1850; 20 th c	Italianate; original stucco removed	C
74	16-37		Ca 1750-1800	Timber frame vernacular	C
76	16-36	Joseph George House	Ca 1845	Greek Revival	C
78	16-35		Ca 1825	Federalist	C
80	16-34	Green Lancaster House	Ca 1810	Federalist	C
82	16-33	Green Lancaster House	Ca 1810	Federalist	C

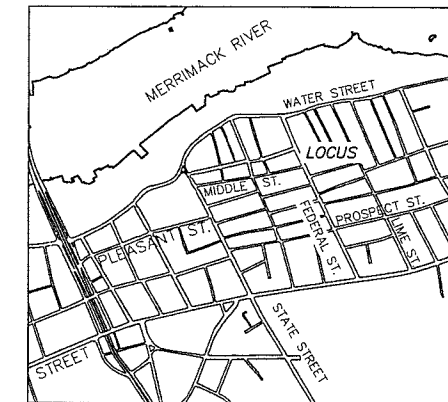
Milk Street

Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
1-3	19-121		Ca 1800; 1870	Federalist; added store front	C
5-7	19-1		Ca 1880	Late Victorian/Double House	C
9-11	19-2		Ca 1775; ca 1810	Late Victorian	C
13	19-3		Ca 1855	Late Georgian; Federalist	C
15	19-4		Ca 1775	Sidehall Italianate	C
17-19	19-5		Ca 1800	Central-chimney half house	C
21-25	19-6		Ca 1750	Georgian	C
27	19-7		Ca 1830	Astylistic sidehall	C
29	19-8		Ca 1775	Late Georgian (central-chimney	C



Scale 40ft=1in

MIDDLE STREET
(PUBLIC - VARIABLE WIDTH)



LOCUS
SCALE 1"=1,000'

LOCUS TITLE INFORMATION

78 MIDDLE STREET

OWNER: R. BLAKE & MARGARET N. WITHERINGTON
DEED REFERENCE: BOOK 32489 PAGE 147
ASSESSORS: MAP 16 PARCEL 35

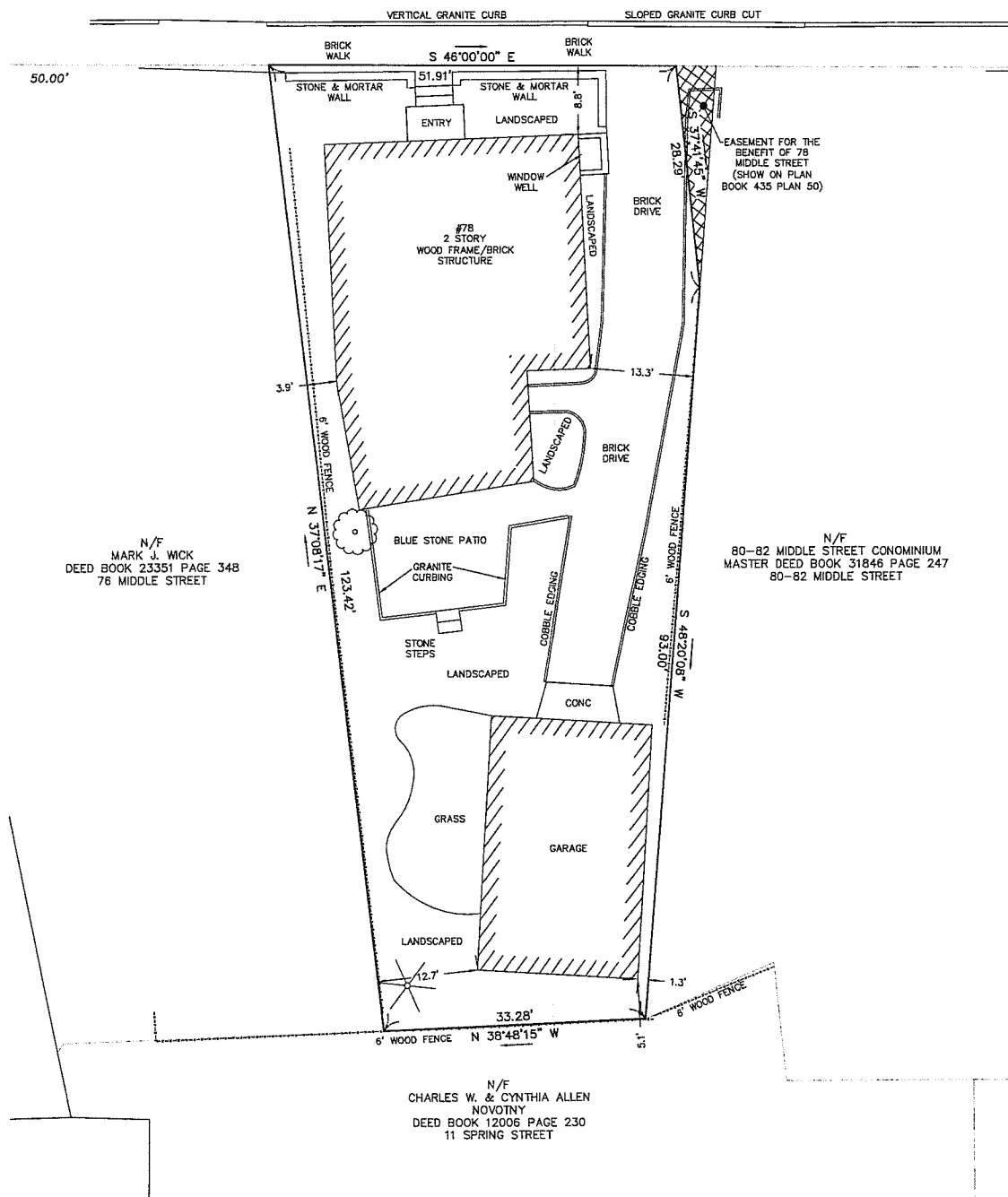
ZONING

RESIDENTIAL (R-3)
SINGLE-FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	8,000 SQUARE FEET	5,429 SQUARE FEET	5,429 SQUARE FEET
MINIMUM FRONTAGE	80 FEET	51.91 FEET	51.91 FEET
FRONT SETBACK	20 FEET	8.8 FEET	8.8 FEET
SIDE SETBACK (R)	10 FEET	3.9 FEET	3.9 FEET
SIDE SETBACK (L)	10 FEET	1.3 FEET	1.3 FEET
REAR SETBACK	20 FEET	5.1 FEET	5.1 FEET
MAXIMUM LOT COVERAGE (%)	30%	36.4%	XX%
MAXIMUM HEIGHT	35 FEET	23.3 FEET±	XX FEET
MINIMUM OPEN SPACE	35%	49.0%	XX%
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.



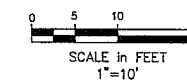
NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN MAY 4, THROUGH MAY 15, 2015.

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. 41783
DATE _____



SCALE:
HORIZ: 1"= 10'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: EC/SS
CALCS: EC
CHECKED: EJC
APPROVED: EJC

CERTIFIED PLOT PLAN

78 MIDDLE STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
R. BLAKE & MARGARET N. WITHERINGTON

PROJECT NO.
78MIDDLE
DATE: MAY 15, 2015
SHEET NO.
1 OF 1

PROJECT DATA			
ZONING DISTRICT	R2	78 MIDDLE STREET	USE CODE: 101
DIMENSIONAL CONTROL	EXISTING	PROPOSED	REQUIRED
LOT AREA	5,429 S.F.	5,429 S.F.	10,000 S.F.
LOT STREET FRONTAGE	51.91'	51.91'	90'
BUILDING HEIGHT	17'-1"	19'-4"	20'
LOT COVERAGE	36.4 %	36.4 %	25 %
OPEN SPACE	49.0 %	49.0 %	40 %
FRONT SETBACK	8.8'	8.8'	25'
SIDE A SETBACK	3.9'	3.9'	10'
SIDE B SETBACK	1.3'	1.3'	10'
REAR SETBACK	5.1'	5.1'	25'
PARKING SPACES	2+	2+	2
NUMBER OF BEDROOMS	NO CHANGE		
ADDITIONAL LIVING AREA	639 S.F.		



ZONING APPLICATION SET

10 February 2020

PROPERTY OWNER

Blake and Margo Witherington
78 Middle Street
Newburyport, MA 01950

CONTRACTOR

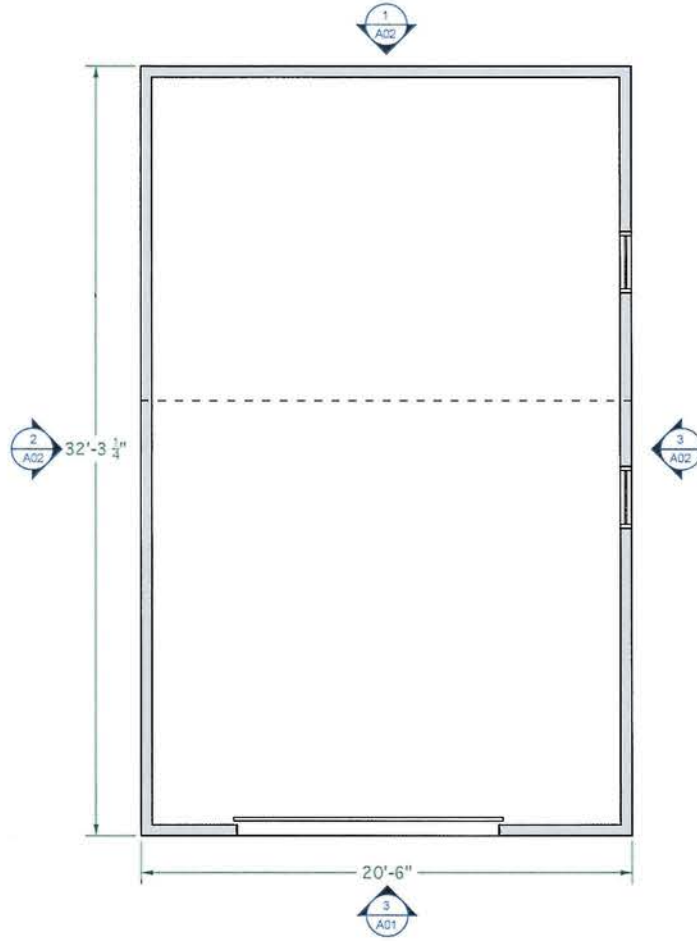
Michael Graf, C.S.
8 Exeter Road
Newburyport, NH 03857
39 Liberty Street
Newburyport, MA 01950
T: 978 629 6566
E: michael@grafbuilders.com
WEB: grafbuilders.com

ARCHITECT

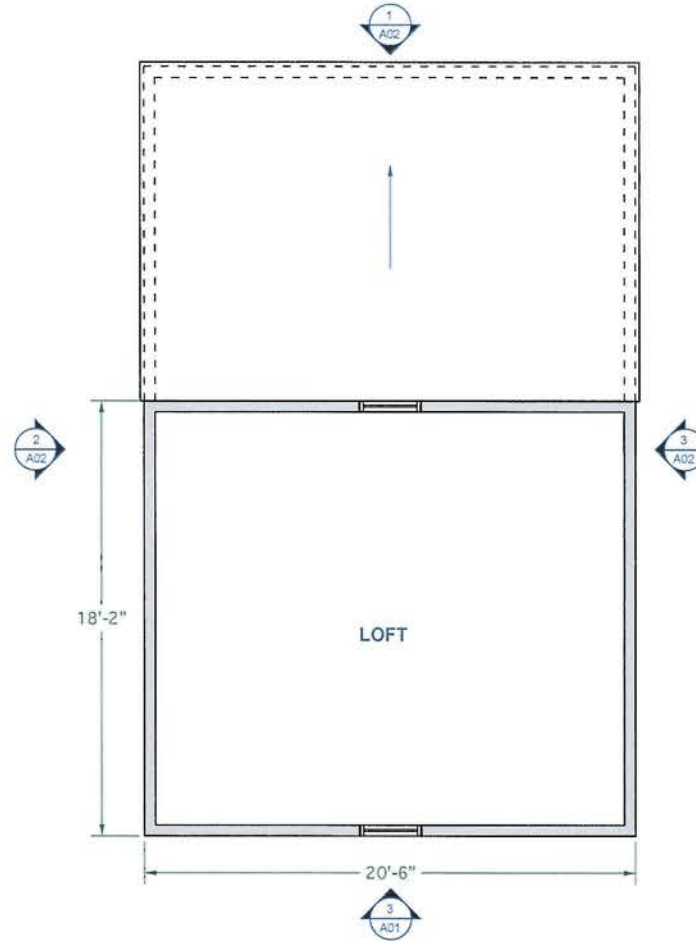
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REVISIONS

Existing & Proposed Plans & Elevations
Project No.: 2532
Scale: As Noted
10 February, 2020



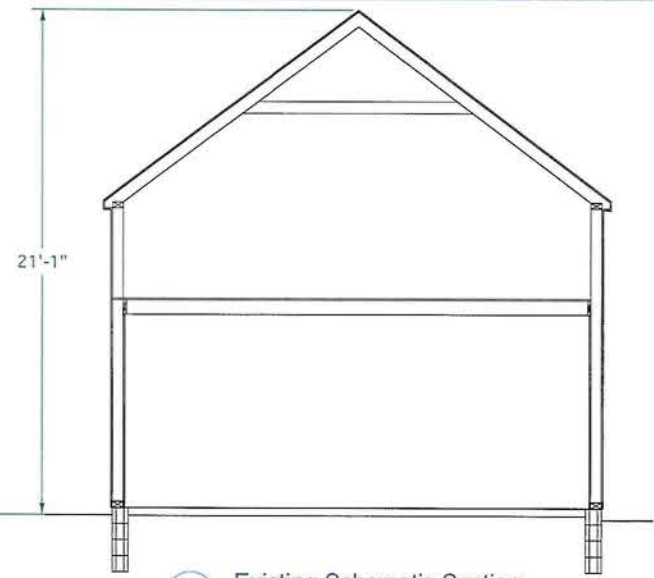
1 Existing First Floor Plan
Scale: 1/8" = 1'-0"



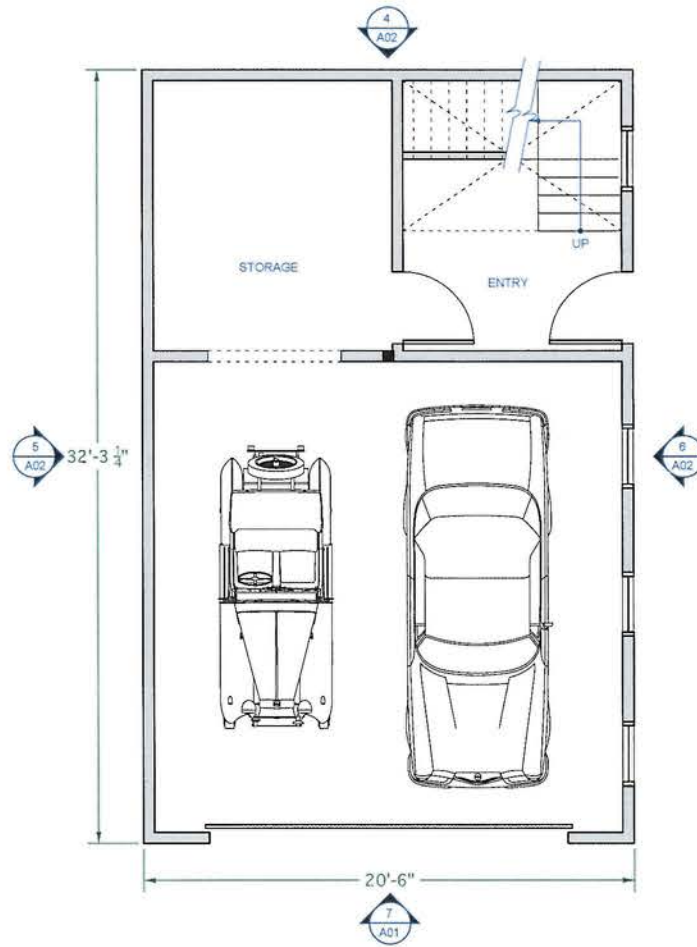
2 Existing Second Floor Plan
Scale: 1/8" = 1'-0"



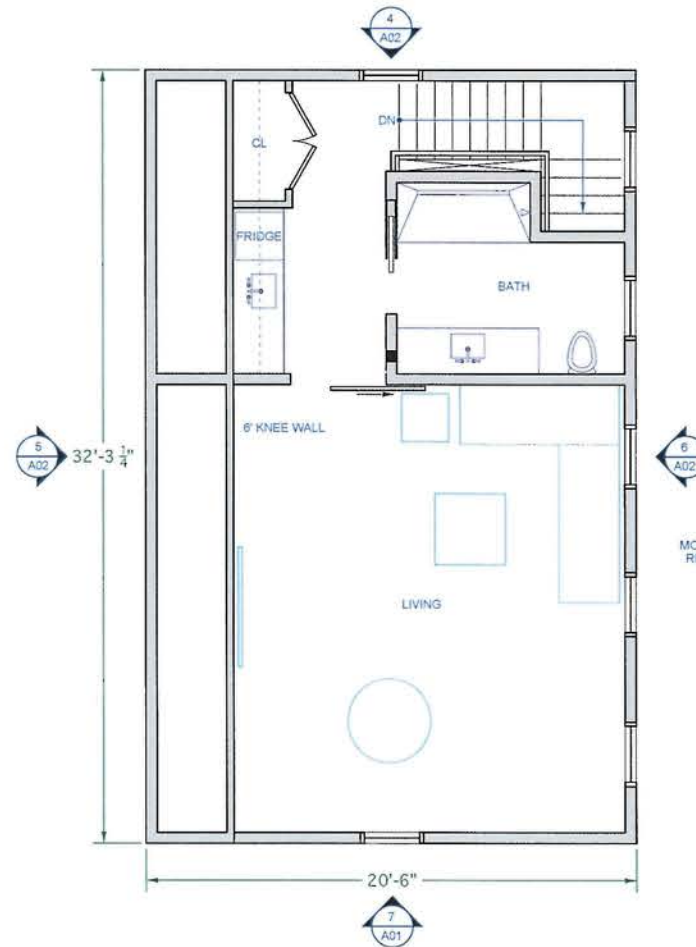
3 Existing North Elevation
Scale: 1/8" = 1'-0"



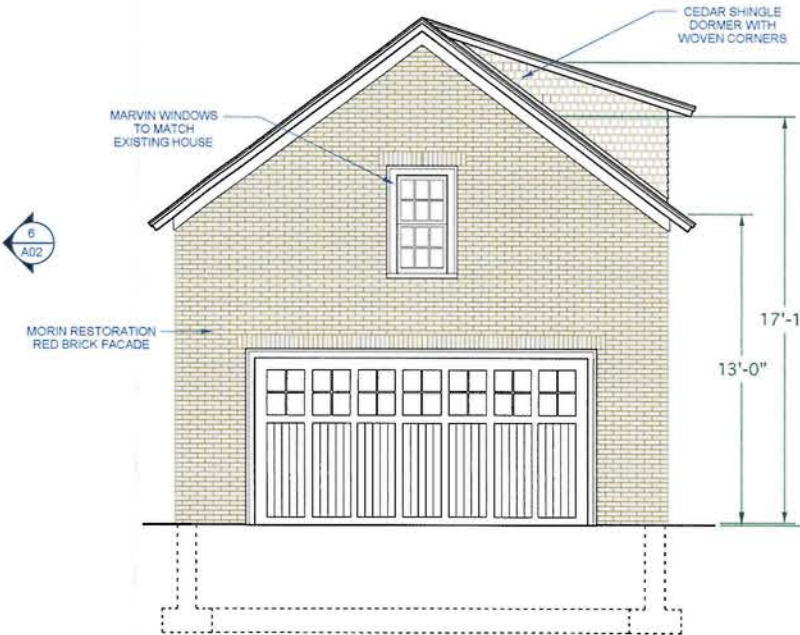
4 Existing Schematic Section
Scale: 1/8" = 1'-0"



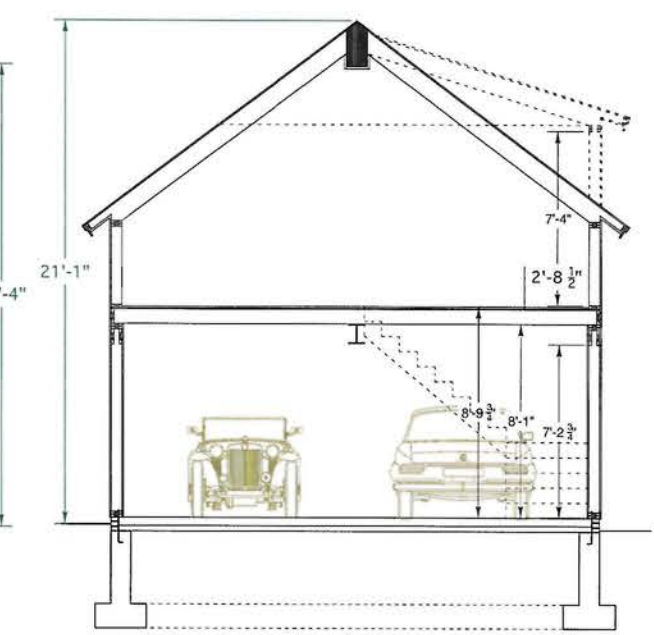
5 Proposed First Floor Plan
Scale: 1/8" = 1'-0"



6 Proposed Second Floor Plan
Scale: 1/8" = 1'-0"



7 Proposed North Elevation
Scale: 1/8" = 1'-0"



8 Proposed Schematic Section
Scale: 1/8" = 1'-0"

PROJECT DATA			
ZONING DISTRICT	R2	78 MIDDLE STREET	USE CODE 101
DIMENSIONAL CONTROL	EXISTING	PROPOSED	REQUIRED
LOT AREA	5,429 S.F.	5,429 S.F.	10,000 S.F.
LOT STREET FRONTAGE	51.91'	51.91'	90'
BUILDING HEIGHT	17'-1"	19'-4"	20'
LOT COVERAGE	36.4 %	36.4 %	25 %
OPEN SPACE	49.0 %	49.0 %	40 %
FRONT SETBACK	8.8'	8.8'	25'
SIDE A SETBACK	3.9'	3.9'	10'
SIDE B SETBACK	1.3'	1.3'	10'
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PARKING SPACES	2+	2+	2
NUMBER OF BEDROOMS		NO CHANGE	
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ZONING APPLICATION SET

10 February 2020

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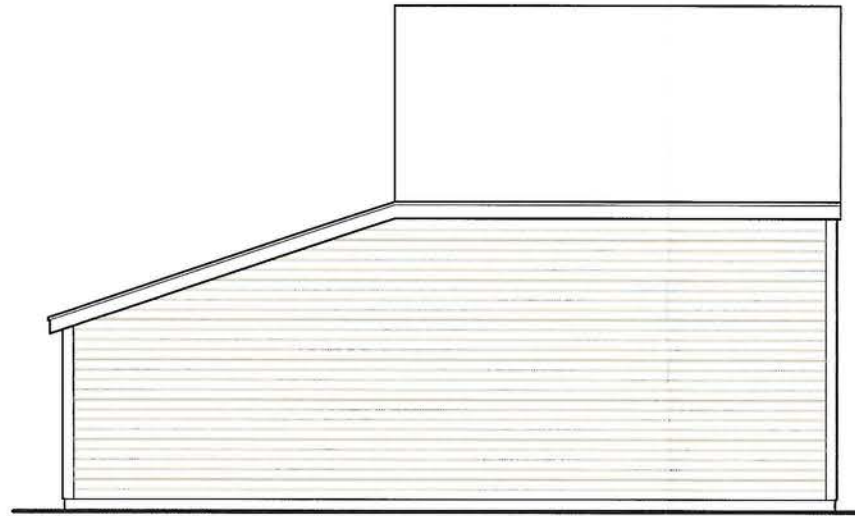
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REVISIONS

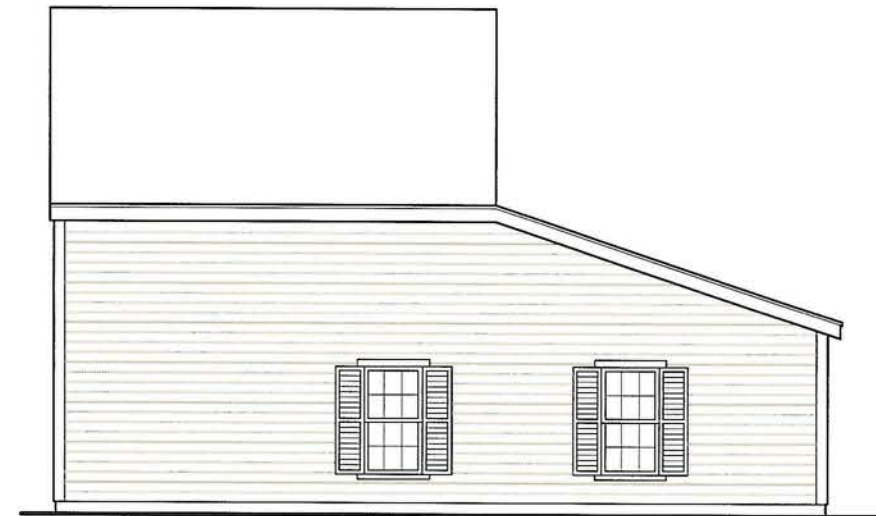
Existing & Proposed Elevations
Scale: As Noted
Project No.: 2020
10 February, 2020



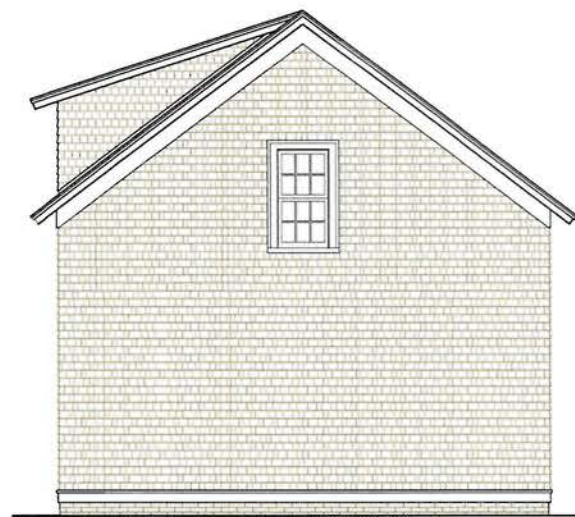
1 Existing South Elevation
Scale: 1/8" = 1'-0"



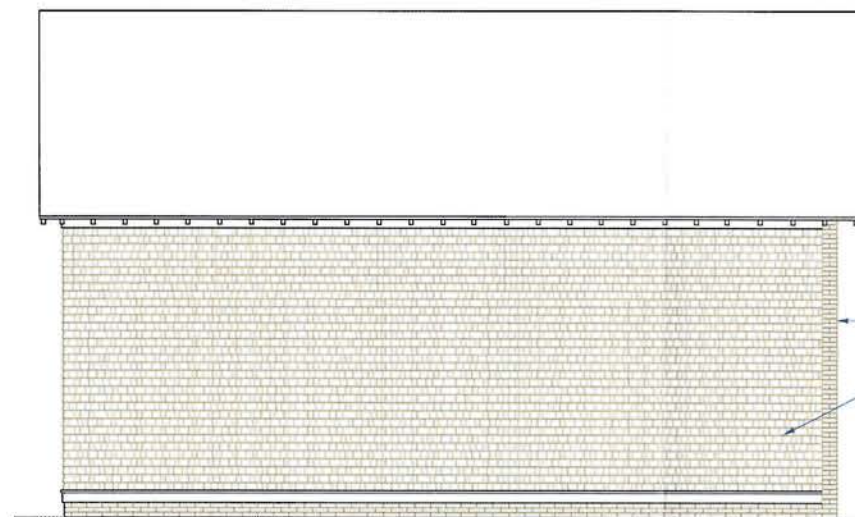
2 Existing East Elevation
Scale: 1/8" = 1'-0"



3 Existing West Elevation
Scale: 1/8" = 1'-0"



4 Proposed South Elevation
Scale: 1/8" = 1'-0"



5 Proposed East Elevation
Scale: 1/8" = 1'-0"



6 Proposed West Elevation
Scale: 1/8" = 1'-0"

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REVISIONS

No.	Description	Date

Photographs of Existing Conditions
Project No.: 2020
Scale: As Noted
10 February, 2020



1 View of Attic Framing



2 View of Residence Rear Entry



3 View of West Elevation



4 View of North Elevation



5 View of Loft Framing



6 View of Residence El & Patio



7 View of East Elevation



8 View from Middle Street