

*Newburyport Historical Commission
Demolition Permit Application*

<i>Date of Receipt Historical Commission</i>
--

Property Address: 79 Parker Street

Applicant Name: Plum Island LLC c/o Lisa Mead, Mead, Talerman & Costa, LLC

Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 **Email:** Lisa@MTClawyers.com

Owner Name and Address (if different): 79 Parker Street, Newburyport MA 01950

PROPERTY DESCRIPTION: *Describe the property proposed for demolition. Attach additional pages as necessary. A written explanation is required for any information that cannot be provided by the applicant.*

Year(s) Built: late eighteenth century **Area (sq.ft):** 5,794

Architectural Style: Characteristics of Georgian Home

- The property 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

Demolition Type:

Full Building Demolition?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Partial Building Demolition?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Roof Line Change?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Property Type: *Residential:* Single Family Two-Family Multi-Family

Outbuilding: Specify: _____

Commercial: Specify: _____

Institutional: Specify: _____

Additional information describing property (attach additional pages as necessary):

See attached.

REQUIRED SUPPORTING DOCUMENTS:

- Assessor's card for the property available from the Assessor's Office or from <http://gis.vgsi.com/newburyportma/>
- Photographs showing all exterior sides of the property.
- Photographs showing the property in context of the neighborhood.
- Any additional information that supports request for demolition.

Please provide **eight (8) copies of the application form and supporting documents, along with a \$100 application fee to the Planning Office.** Formal review will commence after a complete demolition permit application has been submitted along with the information requested above to the Newburyport Historical Commission. Within twenty-one (21) days from its receipt of a complete Demolition Permit Application, the Commission shall determine whether the building or structure is historically significant and if it requires Demolition Plan Review.

The information requested in this form has been completed and attachments provided, as indicated above. A written explanation has been provided for any missing information.

Signature of Applicant

David A. Loure

Date

5/4/18

Signature of
Property Owner (Required)

David A. Loure

Date

5/4/18

Newburyport Historical Commission
Demolition Plan Review
(Step 2)

<hr/> <i>Date of Receipt</i> <i>Historical Commission</i>
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Property Address: 79 Parker Street, Newburport

Description of the building or structure (or part thereof) to be demolished:

Late 18th century single family residential structure with georgian features.

Describe reasons for demolition:

Proposed removal of later added "summer kitchen" and renovate and add on to structure for adaptive reuse related to the I-1-B zoning district. Possible removal of entire structure should anticipate dpermitting not come to fruition.

Describe alternatives to demolition that have been considered:

Removal of a portion of the structure and reuse structure for commercial purposes.

Required Supporting Documents:

- A map showing the location of the structure with reference to neighboring buildings*
- Proposed site plans and exterior elevation plans for structures within the National Register Historic District*
- For projects claiming structural instability, provide a written report from a licensed professional engineer on the structure 's soundness*
- A list of all permits required for the project, date(s) of application for these permits, and any conditions of approval*
- Any additional information that supports request for demolition.*

Please provide **eight (8) copies of this application form and supporting documents to the Planning Office.** The NHC shall schedule a public hearing within 45 days of receipt of a completed Demolition Plan Review application.



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 3, 2018

Sarah White, Chair
Newburyport Historic Commission
60 Pleasant Street
Newburyport MA 01950

RE: 79 Parker Street ("Property")

Dear Chair and Members of the Commission;

Reference is made to the above captioned matter and your prior preliminary review of this property and the attached Demolition Delay application. In that connection, the Applicant is formally coming before the Commission to request two decisions based upon the fact that the Commission has previously determined that the Property is Historically Significant:

1. That the proposed removal of a later added addition on the house be permitted and the plans attached be constructed along with the modifications to the main house; and
2. That in the event the constraints are such that the Zoning Board of Appeals, Conservation Commission and Planning Board are unable to approve the proposed structures and uses, that a demolition delay be imposed at this time.

As the Commission is aware, a significant portion of this property includes wetlands. The house is located in the largest segment of uplands on the Property and was built for residential use, not a use or structure conducive to the allowed industrial uses in the I1-B zoning district. Notwithstanding same, the Applicant has proposed to adaptively reuse the existing structure as professional office space, which would be adjacent to a new barn structure used for a function and meeting space. Then on the remainder of the property a light manufacturing facility and associated tap room.

As part of this plan, the Applicant proposes to remove the later added addition on the main house and rebuild in a manner proposed. No other portion of the exterior walls or roofline of the main house would change. The Applicant will be restoring the remainder of the main house in the manner depicted in the renderings. The Applicant will also be removing and then constructing a barn. The Commission determined in October of last year that the barn was likely constructed in the 1950's. (See attached electronic mail to the Planning Office dated October 25, 2017)

In order to accomplish the foregoing renovation and development of the Property, the Applicant requires relief from the Zoning Board, Conservation Commission and Planning Board. Absent that relief, they will need to rethink the re-use of the Property and take into consideration the use of the majority of uplands on site which is the area upon which the historic structure sits. In the event the constraints are such that the Zoning Board of Appeals, Conservation Commission

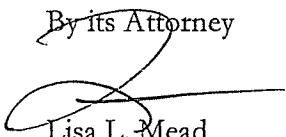
Millis Office

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

or Planning Board are unable to approve the proposed structures and uses, the Applicant is requesting that a demolition delay be imposed at this time.

Given that the Commission has previously determined that the structure is Historically Significant, we request you move forward to schedule a public hearing to consider the proposed modifications to the structure and potential demolition. We look forward to discussing this application with you at your next meeting.

Respectfully submitted,
Plum Island LLC
By its Attorney



Lisa L. Mead

WINTER HOLBEN architecture + design

79 Parker Street
Newburyport, MA

Summary of Exterior Materials
4 May 2018

Historic House Materials:

Exterior Siding/Trim	Existing wood to remain – replace with matching as required
Roof	Architectural shingles - asphalt
Windows	Clad double hung, two-over-two applied muntin divided lites
Entry Door	Wood paneled door with period-style side-lites.
Dormers	Single evenly spaced gabled dormers facing Parker St.

Proposed Addition Materials:

Exterior Siding/Trim	Composite panel over stone base with natural wood accents
Roof	Standing seam metal roof
Windows	Aluminum framed glazing assemblies

FORM B - BUILDING

Area	Form no.
	555

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108



Newburyport

Address 79 Parker Street

Historic Name _____

Original residence

Present residence

Ownership: Private individual
 Private organization Newburyport
 Area Industrial Development
 Public Corporation

Original owner unknown

location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

DESCRIPTION:

Date _____

Source _____

Style _____

Architect _____

Exterior wall fabric _____

Outbuildings _____

Major alterations (with dates) _____

Moved _____ Date _____

Approx. acreage 4.0 acres

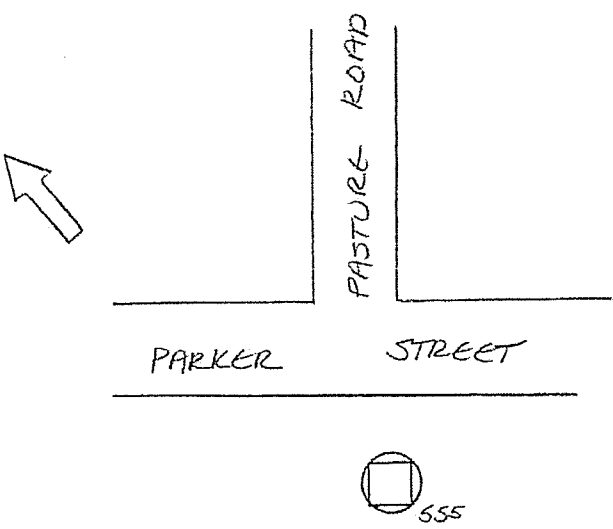
Setting near the Newburyport Industrial Park, on the outskirts of the City.

Recorded by Mary Jane Stirgwolt

Organization Off. of Comm. Development

Date _____

(Staple additional sheets here)



ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

Architecturally, this house has many elements that were typical of the homes built in Newburyport during the third quarter of the eighteenth century. The overall form of the house, two stories in height with pitched roof and symmetrical five bay facade, is characteristic of Georgian homes. The entrance porch resembling a classical temple in miniature, is also characteristic of the style.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The original owner and builder of this house has yet to be documented. It is quite possible that this house was the home of one with agrarian interests. The property is on the outskirts of the city.

The property adjacent to this building is presently being developed as an industrial park. The house itself is presently owned by the Newburyport Area Industrial Corporation.

BIBLIOGRAPHY and/or REFERENCES

Assessor's Records

79 PARKER ST

Location 79 PARKER ST

Mblu 78/3///

Owner PLUM ISLAND LLC

Assessment \$808,300

PID 5669

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$519,600	\$288,700	\$808,300

Owner of Record

Owner PLUM ISLAND LLC

Sale Price \$750,000

Co-Owner

Certificate

Address 28 PLUM ISLAND BLVD
NEWBURY, MA 01951

Book & Page 36010/0174

Sale Date 07/11/2017

Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PLUM ISLAND LLC	\$750,000		36010/0174	1V	07/11/2017
GEM REALTY INC	\$450,000		16759/0244	00	12/20/2000
BOTHWELL MARION J J/T	\$0		06455/0454		03/31/1978

Building Information

Building 1 : Section 1

Year Built: 1850

Living Area: 2,633

Building Photo

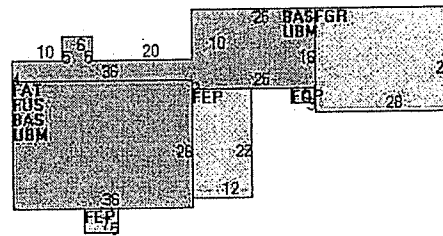
Building Attributes	
Field	Description
Style	Antique
Model	Residential
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average



(http://images.vgsi.com/photos/NewburyportMAPPhotos//01\00\27\90.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,510	1,510	
FUS	Upper Story, Finished	936	936	
FAT	Attic	936	187	
FEP	Porch, Enclosed	299	0	
FGR	Garage, Attached	588	0	
FOP	Porch, Open	15	0	
UBM	Basement, Unfinished	1,510	0	
		5,794	2,633	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$3,300	1

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 4.00

Description SINGLE FAM
Zone I1

Depth 0
Assessed Value \$288,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN3	1 STORY W/LOFT			1440 S.F.	\$10,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$519,600	\$275,000	\$794,600

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Kathryn Newhall-Smith

From: Sarah White <sarah_m_white@yahoo.com>
Sent: Wednesday, October 25, 2017 3:53 PM
To: Dianne Boisvert; Andrew Port
Subject: NHC Meeting results - forwarding

Andy/Dianne -

Forwarding this again as it was rejected by the NBPT server yesterday due to file size.
Please confirm receipt.

Best,
Sarah

- [Sarah White <sarah_m_white@yahoo.com>](mailto:sarah_m_white@yahoo.com)
- Oct 24 at 6:33 PM

To

- [Dianne Boisvert](mailto:Dianne.Boisvert@cityofnewburyport.com)

CC

- [Andrew Port](mailto:Andrew.Port@cityofnewburyport.com)

Message body

Dianne/Andy - The results of each of the items listed below for the 10/11/2017 NHC meeting appear in text in red bold.
Any questions, please let me know.

Best,
Sarah

From: Dianne Boisvert <DBoisvert@CityofNewburyport.com>
To: "Bill Todd (wkt44@yahoo.com)" <wkt44@yahoo.com>; "Malcolm Carnwath (msc01950@aol.com)" <msc01950@aol.com>; Mark Bilodeau <MARKEBIL@aol.com>; "Ned McGrath (Ned.McGrath1@gmail.com)" <Ned.McGrath1@gmail.com>; "Sarah White (sarah_m_white@yahoo.com)" <sarah_m_white@yahoo.com>; "Stephen Dodge (sdonice@hotmail.com)" <SDONICE@HOTMAIL.COM>
Cc: Gretchen Joy <gsjoy@hotmail.com>; James Bone <JBone@CityofNewburyport.com>; Andrew Port <APort@CityofNewburyport.com>
Sent: Friday, October 6, 2017 8:59 AM
Subject: 10/11/17 Historical Commission Meeting

Good morning,

This is your friendly reminder of your next Historical Commission meeting scheduled for **Wednesday, October 11th at 7:30pm** in the Conference Room. Attached please find your agenda and meeting materials consisting of:

- 79 Parker Street updated plan set
- 79 Parker: The NHC advises the Planning Board as follows regarding this property:

Members of the NHC conducted a site visit in order to better understand the buildings on the property and their context. The NHC determined that the historic house on the property is likely around 1840 in vintage given the remaining original interior appointments and attic and basement structural evidence.

1 - there shall be no double dormer located on the roof plane of the historic house facing Parker Street. If dormers are to be added to the front roof plane, they shall be single, evenly-spaced, gabled dormers

2 - the roof on the historic house shall not be a seamed metal roof (as proposed to the NHC by the applicant team). Asphalt, architectural shingles shall be used. Seamed metal roofs are not historically used in Newburyport. While the NHC appreciates the Applicant's desire to infuse the property with some "modern" touches, the NHC finds that, in being largely receptive to modern additions attached to the structure (in keeping with the Secretary of the Interior's Standards), not using a seamed metal roof and replacing the double shed-roofed dormer with a single gabled dormer is a very small compromise for the Applicant team to make.

3 - The NHC approves of the proposed 1st story porch that wraps around the right front and right elevations of the historic house. The roof on this porch shall be asphalt shingles and not seamed metal roofing.

4 - The NHC approves of making the front entry of the historic house more prominent by adding an enclosed front vestibule. This feature shall be gable-roofed, present a wood-paneled door and period-appropriate side lites.

5 - All windows in the historic house shall be two-over two with simulated divided lites. The grids (muntins) shall be attached to the glass. Grids that are placed between the glass panes are not acceptable.

6 - Regarding the proposed modern additions to the historic house, the NHC voted 4-1 in favor of the proposed additions. The NHC recognizes that the Planning Board may have further suggestions regarding the new addition. Overall, the NHC finds that the proposed additions are in keeping with the Secretary of the Interior's Standards for modern additions to historic structures in terms of massing, scale, and material. The NHC advised the applicant team to use natural materials (wood) to provide a warmth and contrast to any metal or glass used on the new buildings. Further advice includes being aware of proportions.

* 7 - As a point of note, the NHC agrees with the Applicant that the existing barn is a more modern (c 1950s) addition to the property. The NHC is comfortable with the barn being removed from the property.

- A proposed Preservation Restriction for 158-160 State Street, which is a requirement of a Zoning Board variance.

The NHC voted unanimously in favor of the preservation restriction presented by the property owners and their agent, Nick Cracknell. The NHC voted to have the Applicant team look into having the Preservation Restriction valid in-perpetuity rather than via a renewable term. The NHC and the Applicant team agreed to several points of clarification that will be reviewed by the Chair for accuracy. The NHC also voted to agree that, should the Applicant team determine

that they would pursue a PR in-perpetuity that the Applicant team would not be required to return to the NHC for a further vote.

- The restoration plan for the 1690 House and correspondence re: the list of historic elements The NHC voted in principle to agree to the perpetual preservation restriction as presented to the NHC at their meeting on October 11, 2017 with the caveat that the Commission wants to see the feedback from the Massachusetts Historical Commission. Two members of the Planning Board were in attendance (Bonnie Sontag and Leah McGavern). Ms. Sontag noted that the PB was looking to have a separate preservation restriction placed on the main Towle building (the structure currently home to Pentucket Medical Associates and other businesses). The Commission stated that it would review such a PR when/if it becomes available.
- A Demolition Delay application for 8 Harrison Street.

The NHC determined 8 Harrison Street to be historically significant. A public hearing will be scheduled for the Commission's first meeting in November. A site visit was to be scheduled through the Planning Office.

- A request for a minor plan change for 6 Purchase Street

The NH voted to approved the minor plan change for this property. The Commission noted that, in contrast to the letter from the property owner of 6 PURchase Street, the NHC had not required the property owner to order and install a custom window above the main entrance to 6 Purchase Street. Rather, when it was determined that a window could not be installed in this area due to the manner in which the structure had changed over the years, the NHC voted to have the property owner install a "blind window." A "blind window" includes the window framing and fenestration filled in with siding. This was a technique used over the centuries in New England, Newburyport included, by property owners who had made interior changes that necessitated closing up a window opening. A key example that the NHC always uses is the property at 11 Pond Street. The facade of this building that directly faces the CVS parking lot presents several "blind windows."

- An application for closing a masonry door opening on Inn Street/Market Square

The NHC discussed the issues with this property at-length with the property owner. The NHC voted in favor of the following:

- remove the brick from the recently bricked-over arched doorway and accompanying fan light over the doorway. Install an inoperable wood door to provide the appearance of an entryway.

- re-point the affected areas of the building facade and ensure the following: use of proper (lime) mortar, use of correct bricks (period), ensure that mortar joints are of a size matching the rest of the building facade.

Packets containing hard copies of the above will go out in today's mail. Please let Sarah know if you are unable to attend.

Dianne Boisvert
Administrative Assistant
Office of Planning and Development
60 Pleasant Street
Newburyport, MA 01950
978-465-4400

Dianne Boisvert

From: Sarah White <sarah_m_white@yahoo.com>
Sent: August 24, 2017 8:58 PM
To: Jim McCarthy; Bonnie Sontag
Cc: Andrew Port; Dianne Boisvert
Subject: 79 Parker Street
Attachments: Parker St 79 - Discussion Draft NHC 8-23-2017.pdf

Jim & Bonnie -

It's my understanding from the new owners of 79 Parker Street that they will be coming before the PB (and the Con Com) in the near future for development of this parcel (which currently contains an historic house and a barn whose date of construction is a bit in question and that the applicant must prove). The applicant appeared before the NHC last night at our regular meeting (August 23, 2017) for an advisory review. I've pasted in below a bullet-pointed list of the feedback the NHC provided the applicant team. Three members of the NHC (myself, Steve Dodge, and Malcolm Carnwath) will be doing a site visit of this property this Saturday at 2:30pm.

Please let me know any questions that you have on the items below. I have also attached the plan set that we received.

79 Parker Street:

The NHC was overall supportive of a project at this site. Three members of the NHC (Stephen Dodge, Malcolm Carnwath & Sarah White) will perform a site visit at the property at 2:30pm Saturday, August 26th).

The NHC performed an advisory review of this project and provided the following feedback (the discussion was lengthier than the list below, but this gets to the heart of the matter):

Regarding the proposed plans for the existing historic house:

- 1 - remove the shed dormer from the front elevation;
- 2 - remove the second-story wrap-around balcony;
- 3 - adding a first floor "farmer's porch" to the right front elevation was supported;
- 4 - ensure that any front portico that is added be of a scale that is consistent with the scale and massing of the existing historic house;
- 5 - remove the faux "Palladian-style" window from the center bay of the second story;
- 6 - windows should be two-over-two;
- 7 - adding a second story addition to the right elevation of the house was supported;

Regarding proposed additions and new buildings on the property:

1 - two members of the NHC (Dodge & White) were supportive of the additions being "modern" in style and materials, in keeping with the Secretary of the Interior's Standards. This is the recommended practice of the National Park Service (NPS) - to clearly differentiate new additions from the original, historic structure. These members felt, however, that the overall design of the new additions, particularly the replacement of the barn, needed further work in terms of design, scale, and materials and advised the applicant team as such (including "warming up" some of the materials on the proposed building).

2 - two members of the NHC (Carnwath and Bilodeau) were not supportive of the modern additions, stating that they wanted to see a design that blended better with the historic structure. These two members suggested the applicant take the Aloft site at the intersection of Parker and Route 1 as a direction in which to go with their design.

Best,
Sarah



FARMHOUSE RENO/ADDITION

BUILDING FOOTPRINT: 2,998 SF
BUILDING AREA: 6,324 SF
FARMHOUSE HEIGHT: 26'-6"
ADDITION HEIGHT: 26'-11"



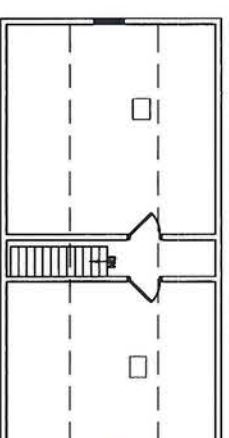
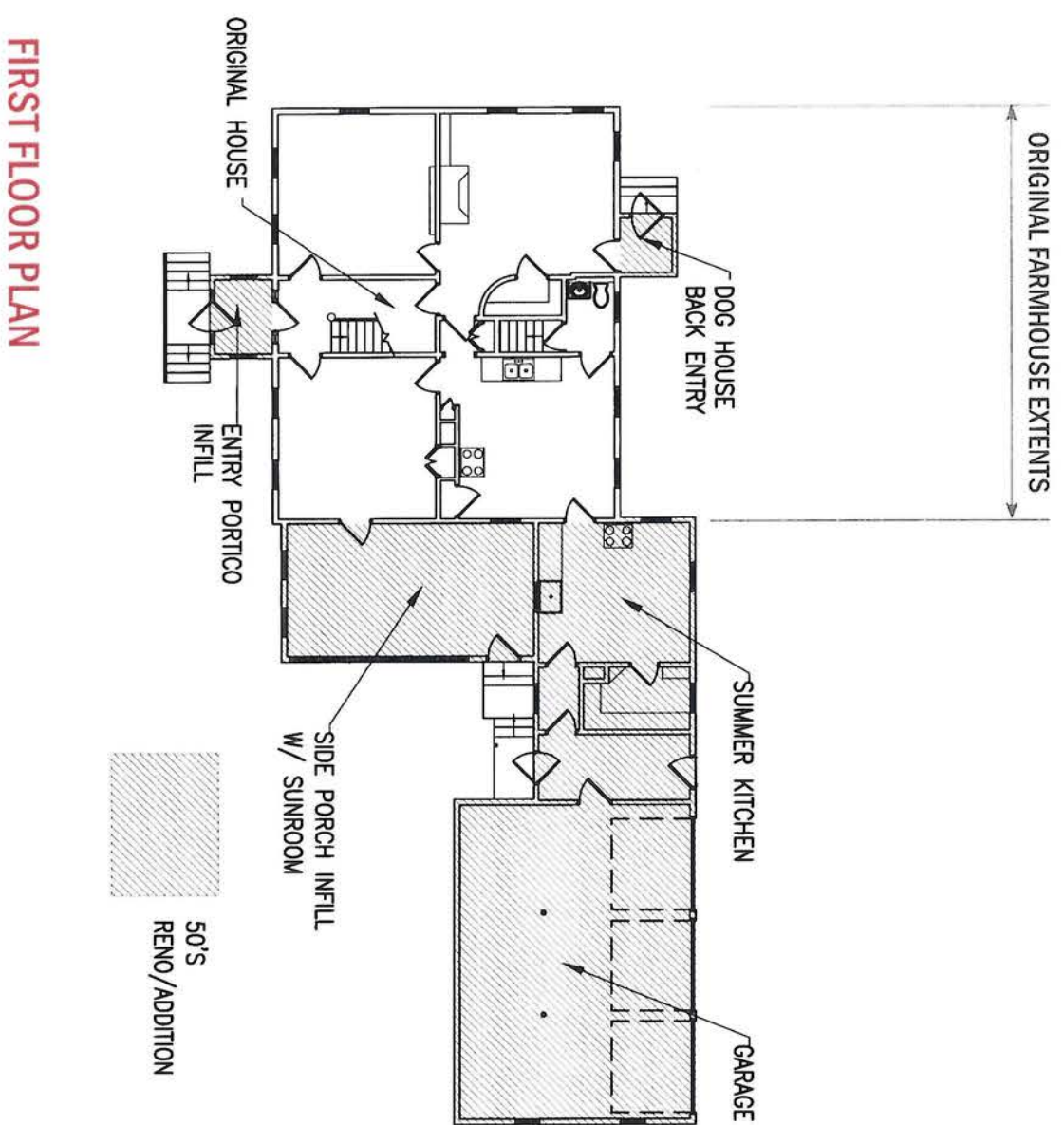
BARN / FUNCTION SPACE

BUILDING FOOTPRINT: 2,000 SF
BUILDING AREA: 4,500 SF
BUILDING HEIGHT: 30'-7"

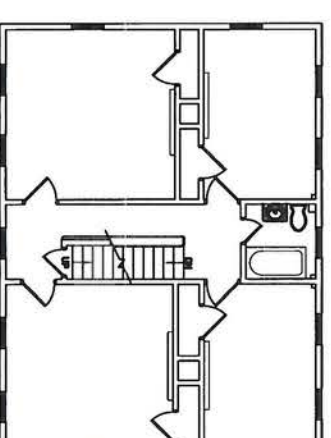


BREWERY

BUILDING FOOTPRINT: 12,600 SF
BUILDING AREA: 13,850 SF
BUILDING HEIGHT: 29'-0"

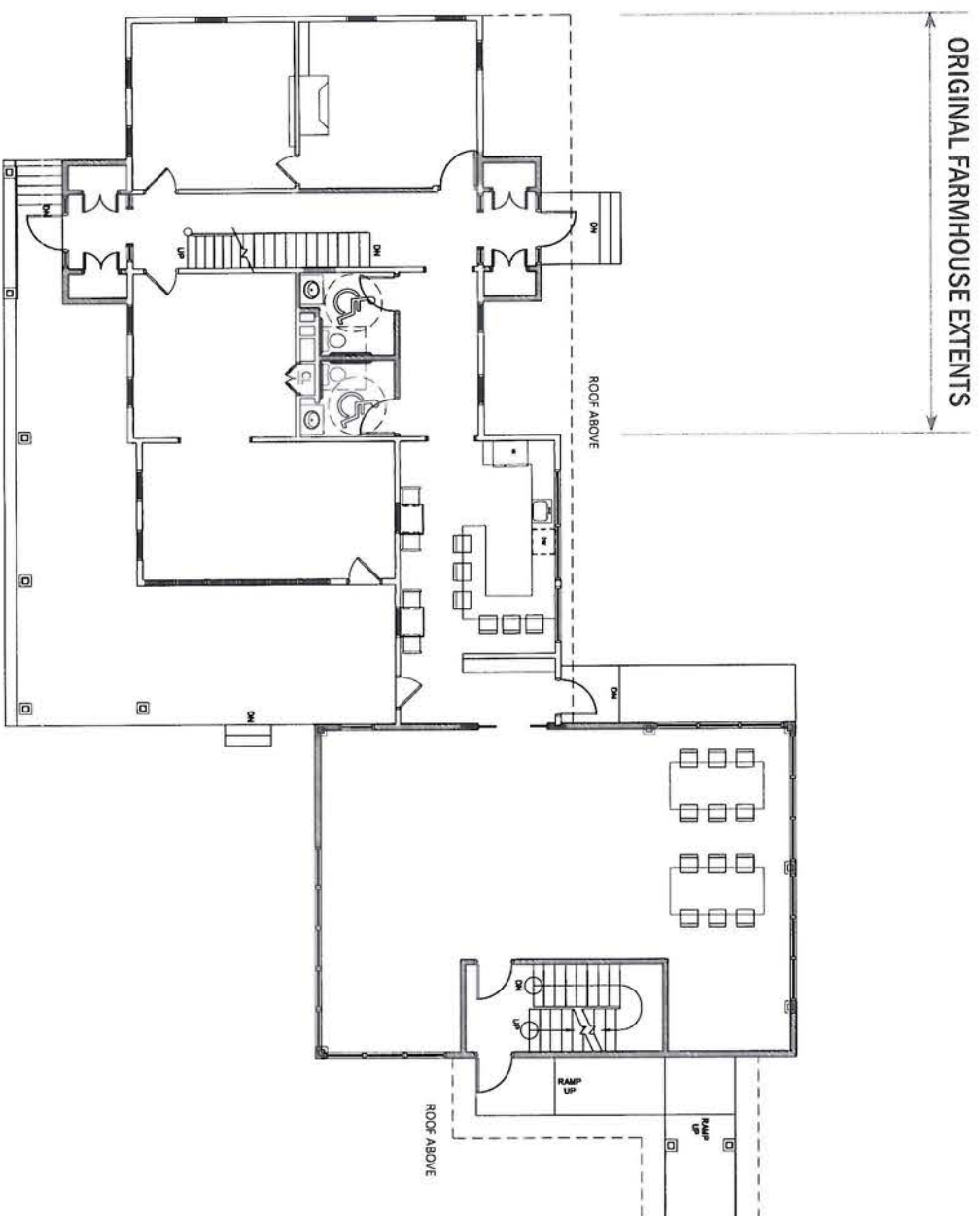


THIRD FLOOR PLAN



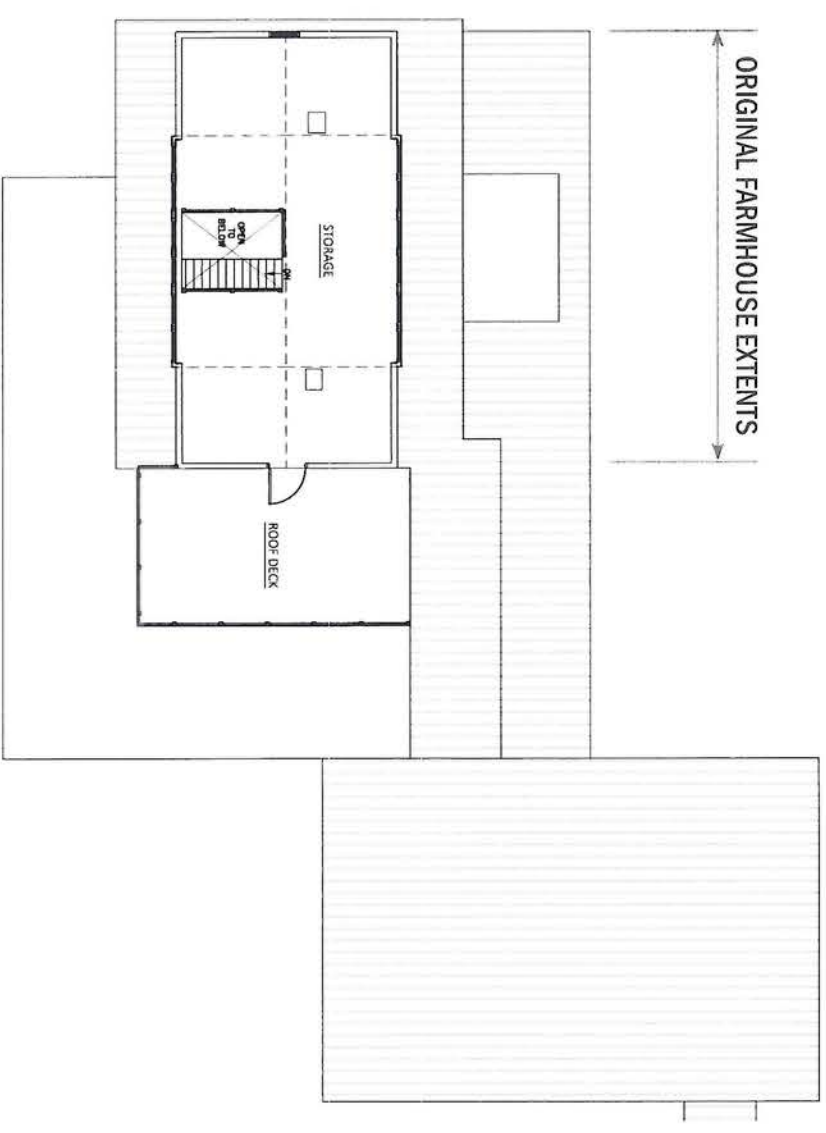
SECOND FLOOR PLAN

**79 PARKER STREET
NEWBURYPORT, MA**

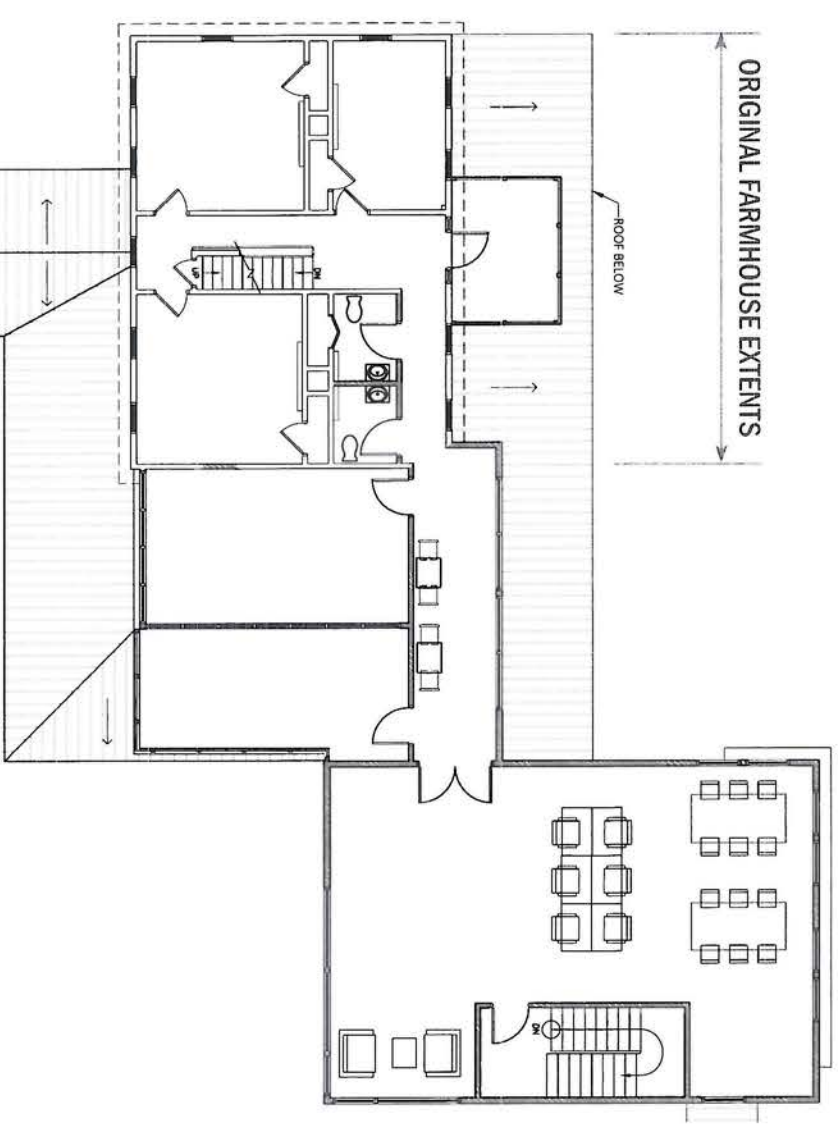


FIRST FLOOR PLAN

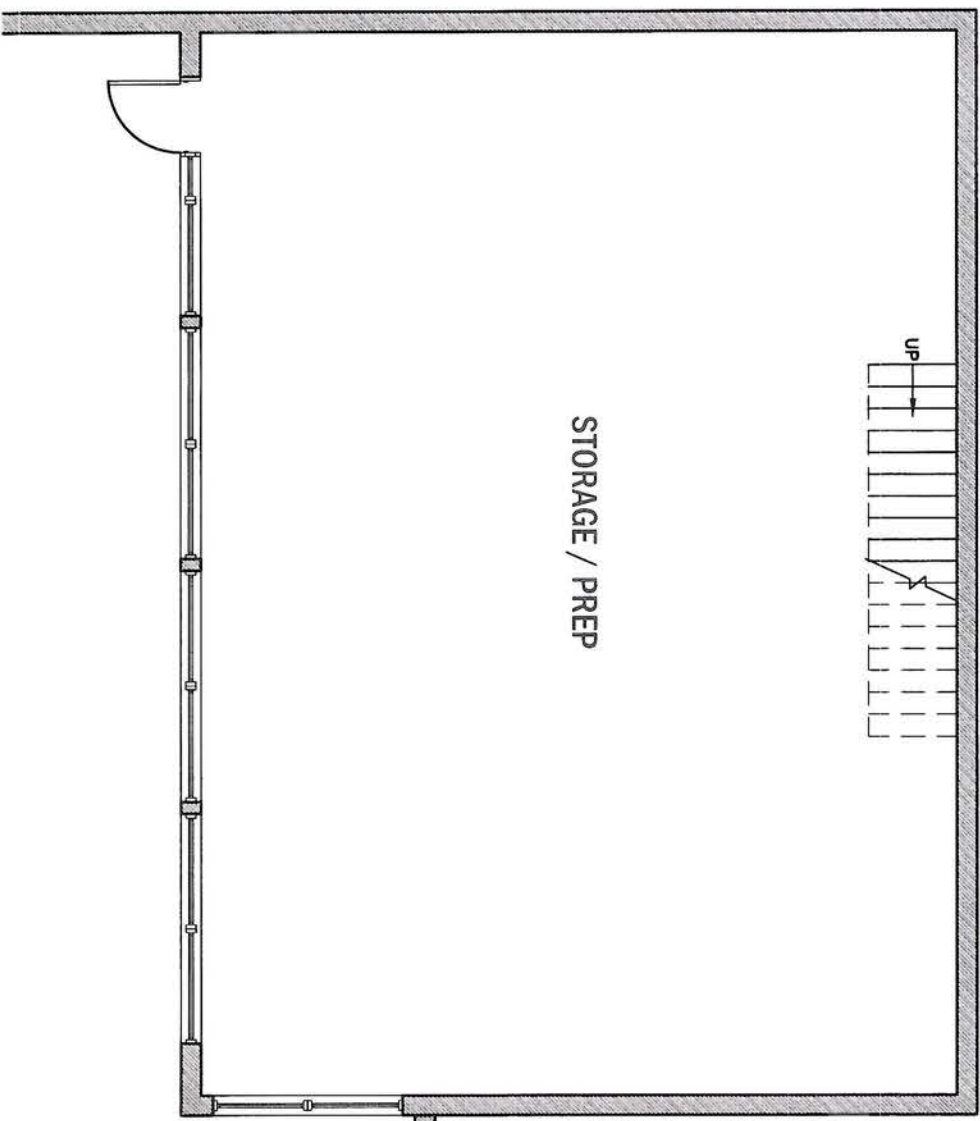
BUILDING AREA:
GROUND FLOOR: 2,998 SF
SECOND FLOOR: 2,658 SF
THIRD FLOOR: 668 SF
TOTAL: 6,324 SF



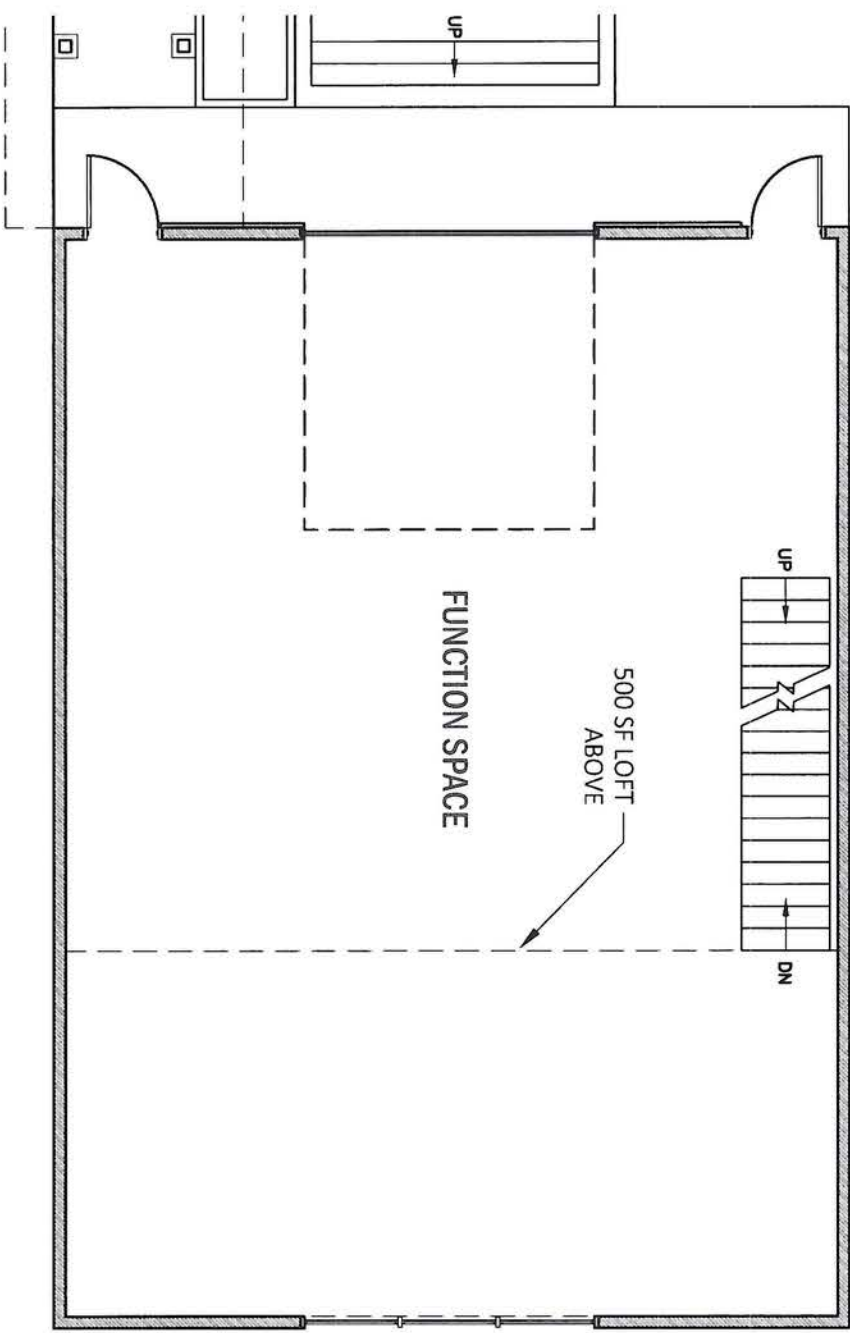
THIRD FLOOR PLAN



SECOND FLOOR PLAN



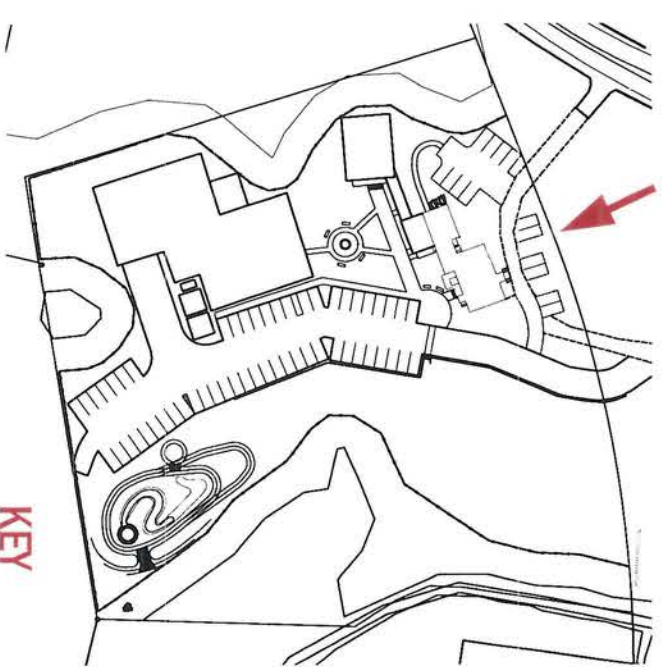
BASEMENT PLAN



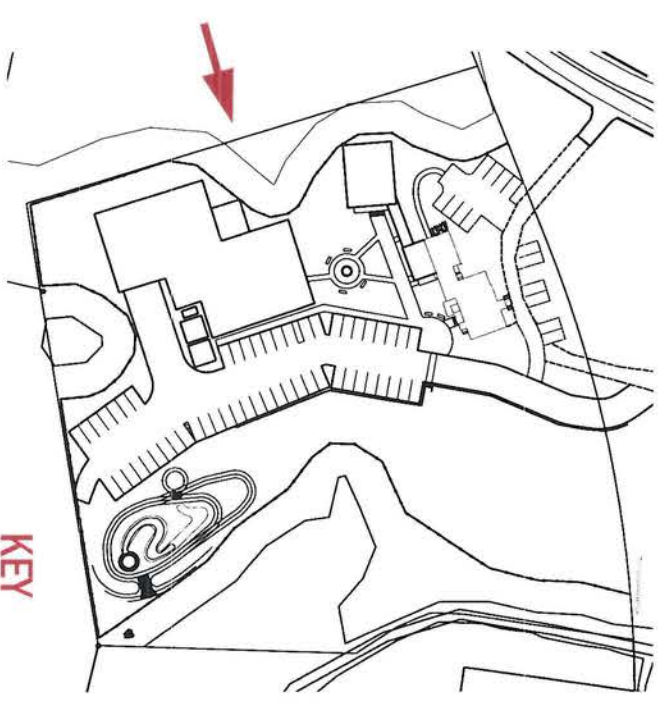
FIRST FLOOR PLAN

BUILDING AREA:
BASEMENT: 2,000 SF
FIRST FLOOR: 2,000 SF
LOFT: 500 SF
TOTAL: 4,500 SF

**79 PARKER STREET
NEWBURYPORT, MA**

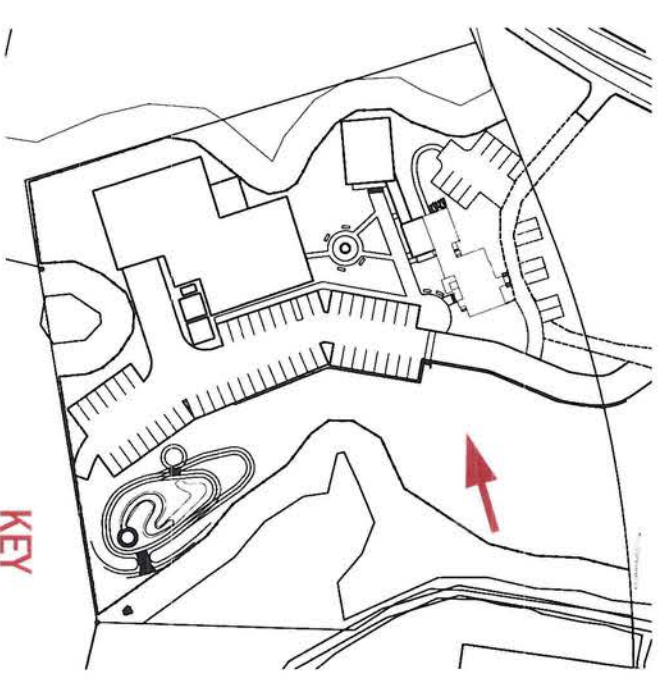


79 PARKER STREET
NEWBURYPORT, MA



KEY

79 PARKER STREET
NEWBURYPORT, MA

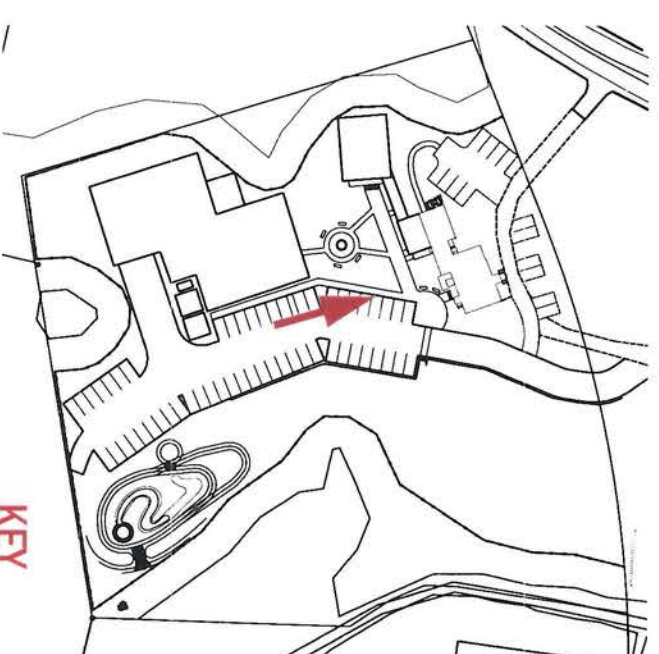


KEY

79 PARKER STREET
NEWBURYPORT, MA



BREWERY BUILDING
HEIGHT 29' - 0"



KEY

**79 PARKER STREET
NEWBURYPORT, MA**

