

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION (Step 1)**

Property Address: 7 Dove Street

Applicant: Jeff Stott 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.): 320 sq. ft.

Architectural style: N/A

- 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: barn

Commercial: Specify: _____


Institutional: Specify: _____

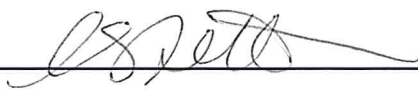
A Form B survey is: attached not available

- Demolition type:
- Full Building Demolition?
 - Partial Building Demolition?
 - Roof Line Change?

Additional information describing request:

Demolish barn and replace with a barn measuring same exact dimensions and add a small lean-to.

Applicant's Signature  Date 11/11/19

Owner's Signature (if different)  Date 11/11/19



Mead, Talerman & Costa, LLC
Attorneys at Law

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November 14, 2019

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
7 Dove Street, Newburyport, MA (the "Property")
Assessor's Map: 64 Lot: 17

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Jeff Stott (the "Applicant") relative to the removal of a barn on the Property, to be replaced with a new barn in the same location. The Applicant also proposes to construct a small lean-to attached to the western side of the barn.

The Property is located in the R2 Zoning District and Demolition Control Overlay District ("DCOD") under the Newburyport Zoning Ordinance (the "Ordinance") and is improved with a single-family home and a barn located at the southeastern corner of the Property. The house was constructed circa 1775-1800 according to the District Data Sheets. See Exhibit A. The age of the barn is unknown; however, it appears on an 1894 Sanborn-Perris Map, and an 1851 survey entitled "Plan of Newburyport, Mass. from an Actual Survey" by Henry McIntyre. See Exhibit B. The barn, therefore, is at least 168 years old. It is not listed as contributing on the District Data Sheet and does not appear on the Form B for the Property. See Exhibit C.

The barn is 320 square feet with a median roof height of 16 feet 6 inches. As is shown on the photographs attached hereto, the barn is in poor to almost dangerous condition. In one corner, the wood has deteriorated and come apart to the point that there is a large hole open to the elements. Several shingles are missing and the structural beams are exposed. The barn leans to the west and the front doors are uneven and in poor condition. Various pieces of wood are rotted and deteriorated, and the barn is sagging at the center. What little foundation that exists is cracked and disintegrated.

The Applicant proposes to demolish the barn and replace it with a new barn with the exact same dimensions¹, including the exact same height. The architectural features will largely mimic that of the original barn. The Applicant further proposes to construct a small lean-to on the western side of the barn, measuring 140 square feet.

¹ But for the addition of a small lean-to.

The Applicant now requests that the Board determine that the Structure is not historically significant and release the demolition delay.

Respectfully submitted,
Jeff Stott,
By his Attorney

A handwritten signature in blue ink, appearing to read 'Lisa L. Mead', with a long horizontal flourish extending to the right.

Lisa L. Mead

Attachment
cc: client

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2019-081

Name: Jeff Stott c/o Lisa Mead, MTC LLC

Address: 7 Dove Street Zoning District(s): R2/DCOD

Request: Demolish existing non conforming barn and reconstruct new barn and addition for same single family accessory use in similar non conforming location. Accessory structure is not individually listed as contributing so DCOD does not apply.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
 - Lot Area
 - Lot Frontage
 - Lot Coverage
 - Parking (VII)
 - Modification
- Open Space
- Height
- Lot Width

Sign Variance

- Signs (VIII)
 - Type
 - Lighting
- Size
- 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
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
 - FAR
 - Lot Coverage
- Rear Yard
- Lot Coverage
- Side Yard
- Lot Frontage
- Front Yard
- 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
- Over 500 sf. increase (IX.B.3.c)


Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

_____  11/13/2019
Newburyport Zoning Administrator Date

7 DOVE ST

Location 7 DOVE ST

MBLU 54/ 23/ / /

Owner STOTT JEFFREY A.

Assessment \$803,000

PID 3704

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$581,900	\$221,100	\$803,000

Owner of Record

Owner STOTT JEFFREY A.

Sale Price \$160,000

Co-Owner ANN K. T/E

Certificate

Address 7 DOVE ST

Book & Page 11994 0406

NEWBURYPORT, MA 01950

Sale Date 07/09/1993

Instrument 00

Ownership History

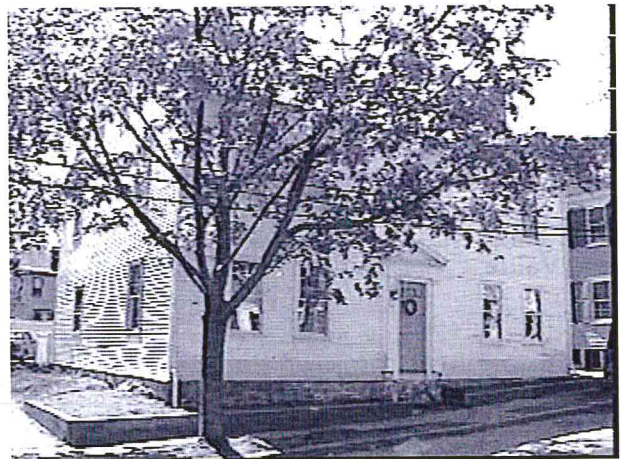
Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STOTT JEFFREY A.	\$160,000		11994 0406	00	07/09/1993
TRUE DAVID A-MARTHA L TE	\$0		3877/ 368		

Building Information

Year Built: 1850
Living Area: 2,788

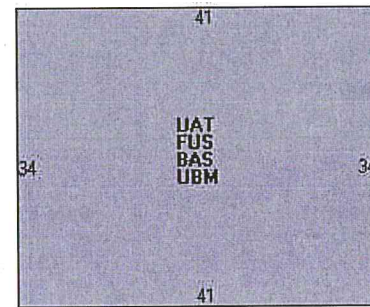
Building Attributes	
Field	Description
Style	Antique
Model	Residential
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 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\21\53.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/3704_3857.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,394	1,394
FUS	Upper Story, Finished	1,394	1,394
UAT	Attic	1,394	0
UBM	Basement, Unfinished	1,394	0
		5,576	2,788

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	4 UNITS	\$14,400	1
FPL1	FIREPLACE 1 ST	2 UNITS	\$3,500	1

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.13
Depth 0
Assessed Value \$221,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	GAR W/LFT AVE			320 S.F	\$2,700	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$541,900	\$210,600	\$752,500

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FORM B - BUILDING

Area	Form no. 511
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MASSACHUSETTS HISTORICAL COMMISSION



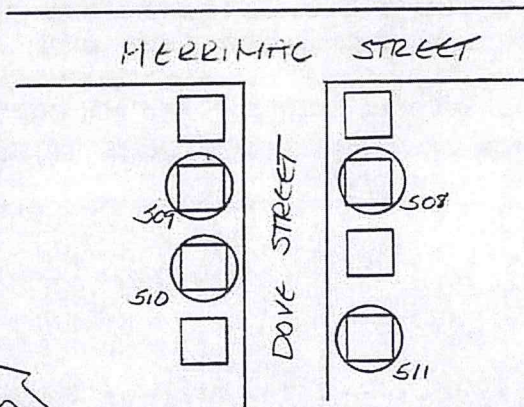
City Newburyport
 Address 7 Dove Street
 Historic Name _____
 Use: Original Residence
 Present Residence
 Ownership: Private individual
 Private organization _____
 Public _____
 Original owner Unknown

SKETCH MAP

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

DESCRIPTION:

Date Late Eighteenth Century
 Source Building Fabric
 Style Georgian
 Architect Unknown
 Exterior wall fabric Clapboards
 Outbuildings Garage



Major alterations (with dates) cornice moulding has been replaced (date unknown)

Moved _____ Date _____
 Approx. acreage 5,750 sq. ft.

Recorded by Mary Jane Stirgwolt
 Organization Office of Community Development
 Date 01-12-81

Setting in residential area of eighteenth and nineteenth century dwellings near the banks of the Merrimack River.

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

This two story house with pitched roof and symmetrical, five bay facade is Georgian in style. Noteworthy features of this house include interior endwall chimneys and a lovely front entrance. The door is flanked by pilasters supporting a pediment above.

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

The earliest owner of this house has yet to be documented. In 1851 the property was owned by Jacob Souther. Souther was a seaman. Prior to 1872 Michael Kelly acquired the property. Kelly is listed in the City Directory for 1871 as a dresser.

BIBLIOGRAPHY and/or REFERENCES

Assessor's Records 1890-1980
1851 Plan of Newburyport, Mass. H. McIntire
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
1851, 1871 City Directories













