

COMMUNITY PRESERVATION APPLICATION FOR FUNDING

City of Newburyport
Community Preservation Committee

Applications for funding are due by **Thursday, February 6, 2020 at 4:00 p.m.** with the Community Preservation Committee, c/o Office of Planning and Development, City Hall, 60 Pleasant St., Newburyport MA 01950.

Application Instructions:

- Applicants should file ten (10) paper copies and one electronic copy of the completed application and all accompanying documents.
- Applications should be stapled or clipped. Bound applications are not required.
- Please be mindful of extraneous paper – double sided copies are acceptable.

PROJECT NAME: Cushing House Cobble Courtyard Phase II

PROJECT ADDRESS: 98 High Street
Newburyport, MA 01950

[Click here to enter text.](#)

MAP/LOT: 14-52

APPLICANT NAME: Historical Society of Old Newbury (Group or Committee Affiliation)

CONTACT PERSON: Susan C.S. Edwards

TELEPHONE/FAX NO.: 978.462.2681

ADDRESS: 98 High Street
Newburyport, MA 01950

[Click here to enter text.](#)

EMAIL: sedwards@newburyhistory.org

AMOUNT OF COMMUNITY PRESERVATION FUNDING REQUESTED: \$30,250

COMMUNITY PRESERVATION CATEGORY: *(Please check all that apply)*

Open Space Historic Resource † Affordable Housing * Recreation

† Applicants seeking Historic Preservation funds for the preservation, restoration or renovation of historic structures must, as a condition of funding award, record a perpetual Preservation Restriction (PR) on the subject structure(s) prior to any distribution of funds. Applications should attend a meeting of the Newburyport Historical Commission (NHC) as early as possible to discuss and confirm the nature and scope of the required Preservation Restriction. The NHC's advisory opinion will be incorporated as appropriate into any Community Preservation Committee (CPC) recommendation, City Council appropriation, and/or grant award letters or agreements thereunder. *Please Note: The Newburyport Historical Commission (NHC) is an official City board and should not be confused with the local Newburyport Preservation Trust (NPT), a non-profit advocacy group.*

* Applicants seeking Affordable Housing funds must attend a Newburyport Affordable Housing Trust meeting to review and discuss their application. This review must occur prior to the Community Preservation Committee deliberations.

PROJECT SUMMARY: Provide a description of the Project, including the property involved and its proposed use.

The Historical Society of Old Newbury (d/b/a Museum of Old Newbury) respectfully requests a grant of \$30,250 from the Newburyport Community Preservation Committee (NCPC) for Phase II of restoration and rehabilitation of the cobble courtyard at the Caleb Cushing House. This significant project will provide barrier free access to other parts of the property including the Perkins Printing and Engraving building. The focus for this area is to provide the museum with a safe space for programs and events.

In summer 2016, the museum received a 1:1 matching grant from the Massachusetts Historical Commission Preservation Projects Fund to create a preservation plan for this historic landscape. The plan was completed in December 2017 and has provided a framework for all future landscape restoration projects at the museum. The preservation plan is based on historical documentation while allowing for 21st century public use.

Archaeological surveys and test pits have confirmed that the cobbles are contemporary with the Cushing House, c. 1810. Currently, the courtyard is unsafe for public access, and the resources are threatened. The uneven and undulating cobbles have been subjected to two centuries of freeze and thaw, and poor drainage undermines them. Remnants of a cistern and an old well also contribute to the ground disturbance and are a hazard.

Once completed, the courtyard will have an even grade; the cobbles will be cleaned of moss and dirt and reset to provide an even but textured surface. In addition, the Massachusetts Historical Commission has endorsed the recommendation of a granite path in the center of the courtyard to provide barrier free access.

The plan for Phase II addresses the following:

Barrier free accessibility;

A treatment plan, including grading and drainage, for the ground surfaces of grass and cobblestone, to create an even but textured surface like the original;

A flat stone path, bisecting the cobbled area, leading from the courtyard to the formal garden and Perkins Engraving building;

Reconstruction of the lattice fence and period appropriate plantings, as documented on original archival documents;

Access to other parts of the property through gates;

Lighting.

Original materials will be used wherever possible. Where original materials need to be replaced, i.e. on fences where wood is rotted, materials will be matched in kind. The architect/contractor is required to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The cobble courtyard provides the primary access to the c. 1810 carriage barn, formal garden, and the Perkins Printing and Engraving Building. These areas are significant to the history of the property as they exist much as they did throughout the 19th and early 20th centuries when the Cushing family occupied the property. It is rare if not unique to have an intact working landscape, garden and outbuildings in their original condition in the city of Newburyport.

The Perkins building is a highly significant structure housing program and meeting space and exhibitions. Structural masonry work and an HVAC system, funded by the NCPC, have made it

an integral resource of our 98 High Street campus. Since the recent renovations to 16-18 Fruit Street adjacent to the museum, Perkins access must be through the museum courtyard.

In August 2019, with funds awarded by the Newburyport CPC, the museum implemented the restoration and rehabilitation of the Laundry Yard (Phase I) adjacent to Fruit Street. The contract was awarded to and successfully completed by Verne Fisher of Visionary Landscapes.

We hope that this project will appeal to the CPC as the next step in preserving this rich historic landscape and its infrastructure.

A treatment plan, appended to this application, provides more detail.

PUBLIC BENEFIT*: Describe in detail the benefits Newburyport will receive from the Project and how the Project fulfills the Community Preservation Committee's Project Evaluation Criteria.

* **Deed Restrictions:** The City may require, as a condition for funding, that the applicant grant to the City or other authorized grantee certain restrictions, including: Preservation Restrictions on rehabilitated or acquired historic resources, Conservation Restrictions on preserved or acquired lands, and Affordability Restrictions on affordable housing projects. The restriction shall be recorded at the Southern Essex Registry of Deeds.

This is a highly visible project that will enhance the historic significance and integrity of the property, preserve a unique historical landscape, and make it widely available for the benefit of the community. The museum's gardens and grounds are open from dawn to dusk for all who wish to relax and enjoy them. In the last seven years, the museum has greatly expanded its community programming and access. Admission to the Cushing House is free to Newburyport residents as are most of the programs offered year-round. This effort has been funded in part by the Institution for Savings and multiple private foundations. Once the courtyard has been restored and rehabilitated, workshops, demonstrations, and family history programs will be held outside.

The museum has made the decision to implement the landscape preservation plan in three phases so that some parts of the property will be open while others are being restored and rehabilitated. The phasing of the work also makes it more financially feasible. The museum is reaching out to multiple funding agencies to leverage NCPC funding for each phase of the project. An important goal of the project is to make the museum's campus a more integral part of the Newburyport community. The museum is a community resource portraying the history of the Newburys from the 1630s onward.

CONTROL OF SITE: Indicate whether the applicant owns or has a purchase agreement for the Project site. If the property is under agreement, include a description of the agreement and the timing and conditions. If the applicant does not have site control, explain.

The applicant has full control and ownership of the property. However, all plans and specifications will be reviewed by the Massachusetts Historical Commission and the Newburyport Historical Commission as holders of the preservation restrictions.

FEASIBILITY: List all steps that may be required for completion of the Project, such as environmental assessment, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any other known issues. For projects that may impact abutters or the neighborhood, describe support or objections from those affected.

As part of the Landscape Preservation Plan completed by Landscape Elements in December 2017, the museum worked with Public Archaeology Laboratory (PAL) who conducted a site assessment, an Archaeological Reconnaissance Survey Technical Report, and an Intensive (Locational) Archaeological Survey. The surveys identified no potentially National Register-eligible archaeological resources and no further survey work was recommended.

Archaeologists for the Massachusetts Historical Commission have signed off on the reports. Additionally, a topographic survey was undertaken by civil engineers Ducharme and Dillis. The Massachusetts Historical Commission holds a preservation restriction on the property, recorded in Southern Essex County Registry of Deeds at Book 35748, Page 113, on March 22, 2017. Currently, the museum is drafting a perpetual preservation restriction that will be reviewed by the Newburyport Historical Commission and held by that body. Review of the restriction is on the agenda for the NHC meeting of February 13, 2020.

The project will not affect abutters but will allow for wider use of the museum campus.

PROJECT TIMELINE: Describe the anticipated steps or phases for completion of the Project. Demonstrate whether the Project will be ready to proceed in the coming fiscal year.

Because of the nature of the site, no work can be undertaken during the winter months. However, it is feasible for Phase II to be completed on schedule within one year after the receipt of the grant. Work would begin in the fall of 2020 with planting and lighting components installed in the spring of 2021.

Cost estimates were provided by the consulting landscape architect, Landscape Elements LLC, for each phase of the project. A quote has also been received by the landscape contractor who completed Phase I. The museum has an excellent track record of finishing preservation projects on time and within budget. Preservation needs are prioritized and systematically addressed. Funding for preservation projects has been made possible through public and private funds, including the Newburyport Bank, the Massachusetts Historical Commission Preservation Projects Fund, the Essex National Heritage Commission, the Mary Alice Arakelian Foundation, the Kennard L. Bowlen Charitable Fund, the H. Patterson Hale, Jr. Foundation, the Newburyport CPC, and the New Hampshire Charitable Foundation. The HSON has received a pledge toward Phase II of the project, contingent upon the receipt of a grant from the Newburyport Community Preservation Commission. The museum also intends to apply to the Massachusetts Historical Commission Preservation Projects Fund Round 26.

FUNDING:

- A. **Project cost estimates:** Provide recent cost estimates for the proposed project, dated within the past six (6) months, detailing the scope of work and associated costs for each task.
- B. **Amount of Newburyport Community Preservation Funding Requested:**
\$30,250
- C. **Other Sources of Funding Available:** If funding from other sources may be available for the Project, please complete the following table:

SOURCE OF FUNDING	AMOUNT REQUESTED	STATUS (COMMITTED Y/N)	CONTINGENT ON CP FUNDS (Y/N)
-------------------	------------------	------------------------	------------------------------

		IF NOT-WHEN)	
Private foundation	\$9,000	June 2020	Y
Private gift	\$1,000	Y, 1/2020	Y
MA Historical Commission PPF	\$20.250	N, June 2020	Not sure

ATTACHMENTS:

Include the following with ALL copies of the application:

- Assessor's map showing location of the Project
- Photographs
- Recent written estimates of cost with detailed scope of work
- Proposed oversight and management plan for the Project
- If the project involves public property, provide verification that the applicable public agency or department supports the project as presented and will oversee the project if funded.
- Historic resources include buildings, structures, vessel real properties, documents or artifacts that are listed or eligible for listing on the state register of historic place or determined to be significant in the history, archeology, architecture or culture of the city by the local historic preservation commission. If the project involves a historic resource, please provide evidence (date of listing on the state register or a letter from the Newburyport Historical Commission confirming its determination of significance) with the application that it meets these criteria

Include the following, if applicable and available:

- Architectural plans and specifications, for new construction or rehabilitation
- Maps, renderings, site plans
- Historic structures report, existing conditions report
- Names and addresses of project architects, contractors and consultants
- Budgets
- Letters of Support

Attach additional sheets as necessary to answer all questions.

YOU MAY BE REQUESTED TO PROVIDE ADDITIONAL INFORMATION.

For questions contact: Office of Planning and Development
 Newburyport City Hall
cpc@cityofnewburyport.com
 (978) 465-4400

LIST OF ATTACHMENTS

Assessor's Map

Photographs – Cobble Courtyard Phase II (existing conditions)

Cushing House façade

Cobble Courtyard looking west to formal garden

Detail of uneven cobble surface

Courtyard looking east showing uneven surface and cistern

Detail of uneven grade and drainage

Courtyard, cistern and old well

Cistern and old well

Detail of cobbles and house foundation

Lattice fence from shed to carriage barn

Lattice fence detail

Detailed scope of work

Cost estimates

Proposed oversight and management plan

Verification of National Register listing

Historic American Buildings Survey, Outline Plan with project area designated in red

Historic American Buildings Survey, General Plan with project area designated in red

Site Analysis and Assessment, Landscape Elements Report, 2017

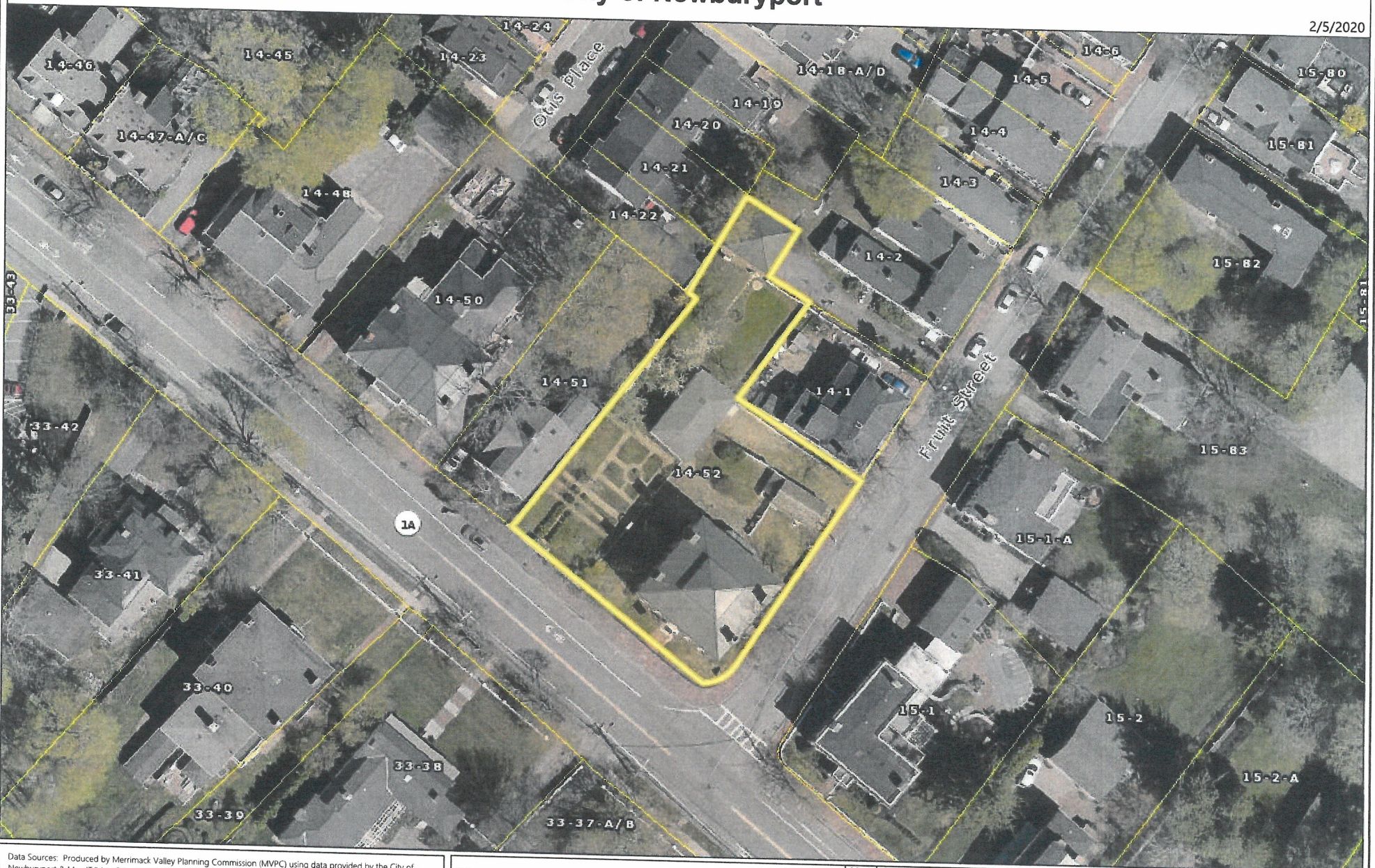
Findings and Recommendations, Landscape Elements Report, 2017

Names and addresses of project landscape architects, contractors, and consultants

Letters of Support

City of Newburyport

2/5/2020



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

- Legend**
- Municipal Boundary
 - Roads
 - Interstate
 - Major Road
 - Local Road



Projection: NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001



Cobble courtyard looking west to formal garden.jpg



Detail of uneven cobble surface.jpg



Courtyard showing uneven levels and cistern.jpg



Detail of uneven grade and drainage, cobble courtyard.jpg

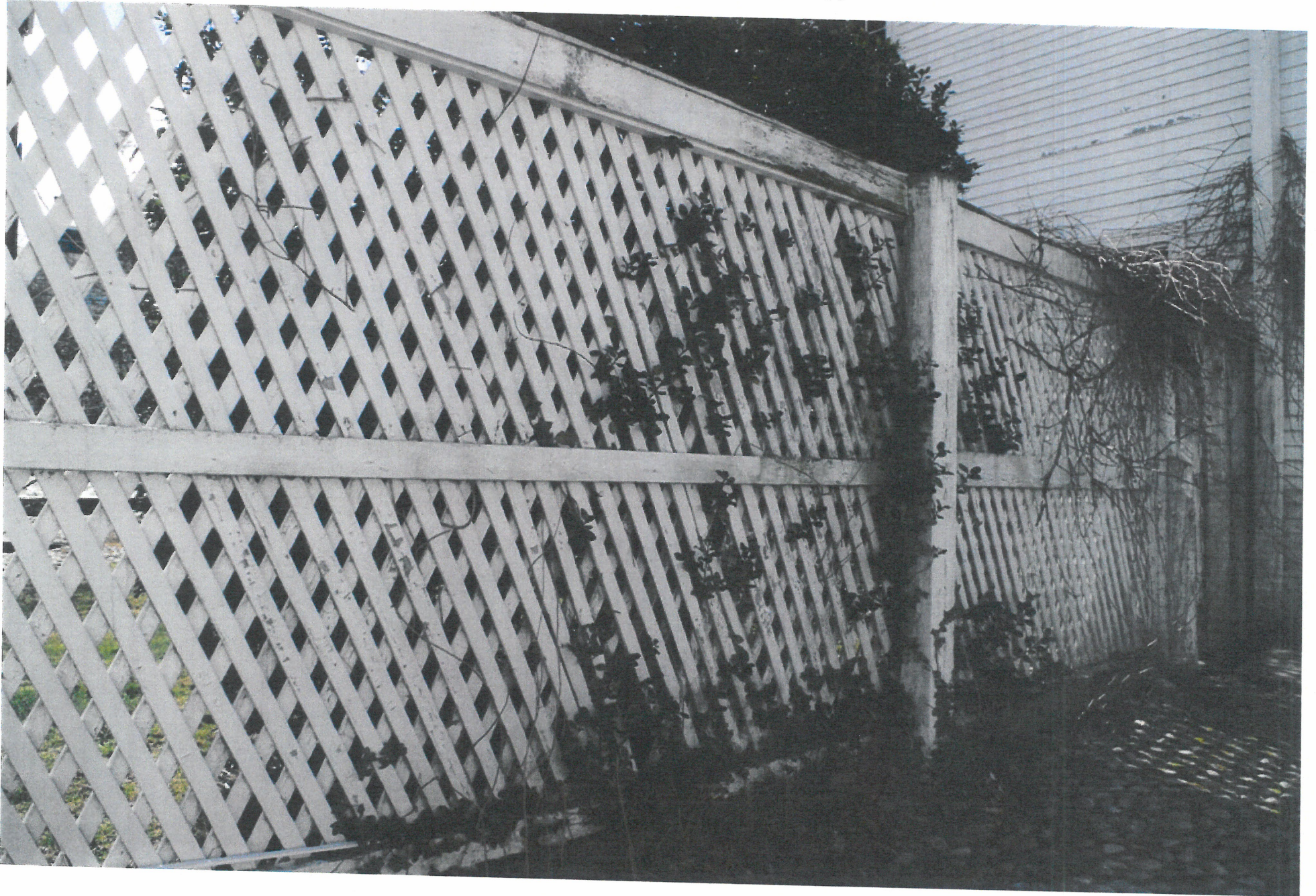






Detail of cobbles and house foundtion, cistern middle distance.jpg







DETAILED SCOPE OF WORK

Treatment plan recommends pieces of granite as secure covers for cistern and well hole

The historic cobblestone surface will be removed, the cobblestones will be properly cleaned and reset onto a stable base. All existing openings will be covered with granite pieces. A new granite path will be incorporated into the courtyard to provide ADA accessibility through this area. The path will lead visitors to the path leading to the Perkins mint. The Massachusetts Historical Commission has endorsed the recommendation to place a granite path in the courtyard to make access barrier free.

Clean all stones, removal of the subgrade materials down to 8" below the existing bottom of the cobblestone surface, levelling and compaction of the subgrade, installation of a new 6" deep gravel borrow base layer that will be compacted to 95% standards, installation of a geotextile layer over the gravel borrow base, and installation of the clean, salvaged cobblestones

Lawn area requires regrading and reconditioning. Sodding area is recommended

Wood lattice fence reconstructed

Remove inappropriate plantings, replace with period appropriate plantings as on HABS plans

ESTIMATES OF COSTS

Landscape Clearing and Lawn Preparation

Removal of existing shrubs (holly and quince)
Remove existing lawn area and prepare for renovation \$2,000

Hardscape Remove and Salvage for re-use

Remove and salvage existing granite landings at building \$500
Remove, salvage and clean existing cobblestones in courtyard \$3,500

New pavement and edges

Reset granite curbs on both sides of courtyard \$2,000
Install new granite walk across courtyard \$12,000
Reset cobblestone areas in courtyard \$24,500
Restore cistern opening and add new cover \$2,500

Wood Structures and Features

New lattice fence between Privy and Carriage barn \$9,800

Electrical

Electrical conduit and connection \$1,500

Lawns

Sodding new lawn area \$2,200

TOTAL \$60,500

Request from Newburyport CPC \$30.250

PROPOSED OVERSIGHT AND MANAGEMENT PLAN

The project will be overseen by HSON executive director, Susan C.S. Edwards. Ms. Edwards has 41 years of experience in preservation management of historic buildings and structures with projects ranging from \$30,000 to \$4 million. Five of the preservation projects for which she has been responsible received a National Honor Award from the National Trust for Historic Preservation in 2001. All work will be done in accordance with the Secretary of the Interiors Standards for the Treatment of Historic Properties and the National Park Service Preservation Brief Number 36 which provides guidelines for the treatment, protection and management of historic landscapes.

Site meetings will be held with the team on a weekly basis to ensure that the work is being done properly and in a timely manner.

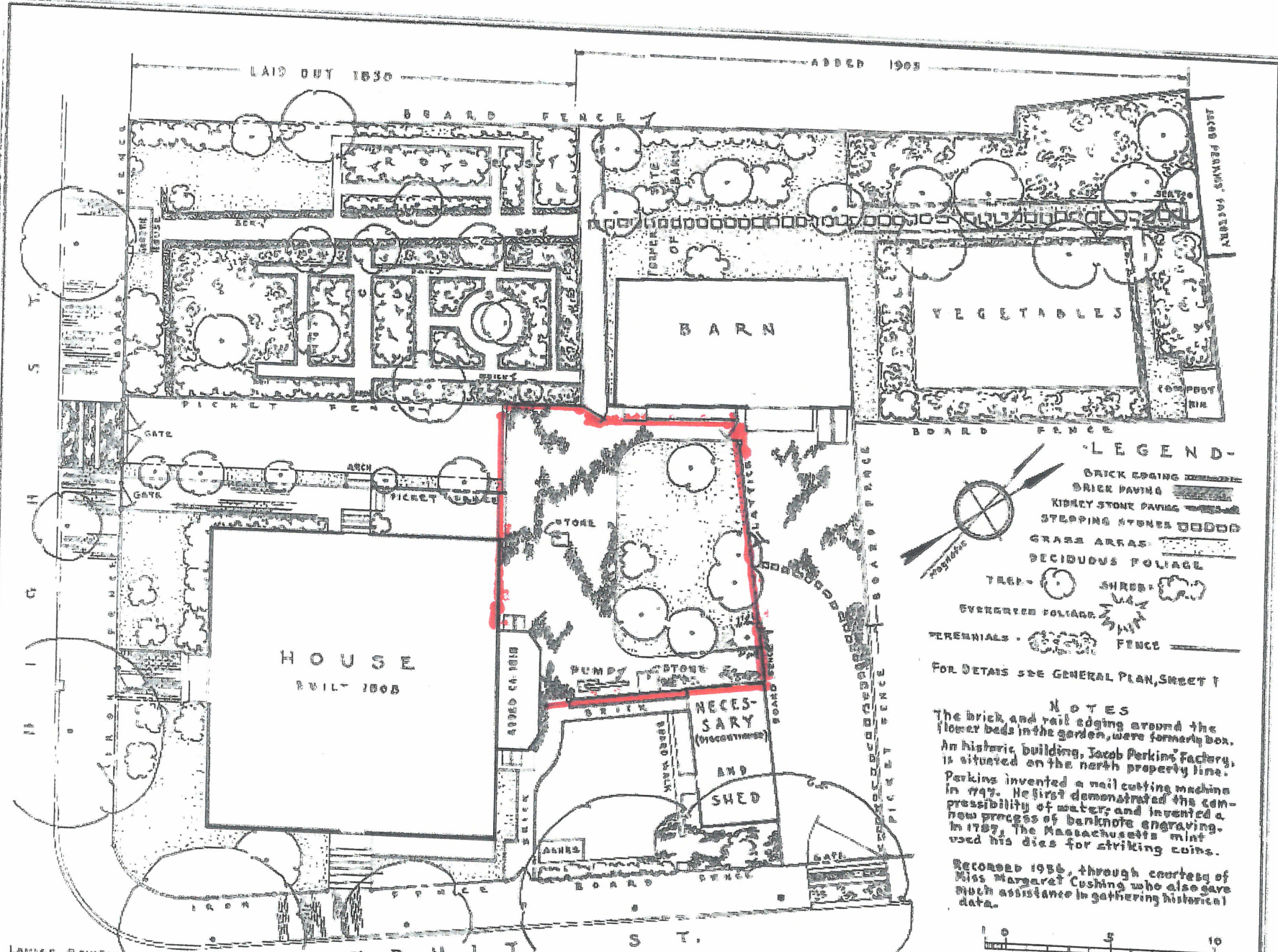
VERIFICATION OF NATIONAL REGISTER LISTING AND

NATIONAL HISTORIC LANDMARK STATUS

The Cushing House, 98 High Street, Newburyport, MA 01950 was nominated for listing on the National Register June 27, 1973.

The property was placed on the Register and Designated a National Historic Landmark on November 7, 1973.

The National Archives Identifier # is 63793699



LOUISE ROWELL
R. NEWTON MAYALL, DEL.

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 285-6907
LAND PURCHASES OF HISTORIC STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, WASHINGTON, D. C.

OUTLINE PLAN

JOHN N. CUSHING PLACE - NEWBURYPORT - ESSEX CO. - MASS.

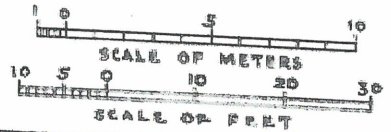
STATE OF MASS.
213
HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 7 OF 7

- LEGEND**
- BRICK EDGING
 - BRICK PAVING
 - KIDNEY STONE PAVING
 - STEPPING STONES
 - GRASS AREAS
 - DECIDUOUS FOLIAGE
 - EVERGREEN FOLIAGE
 - TREES
 - SHRUBS
 - PERENNIALS
 - FENCE

FOR DETAILS SEE GENERAL PLAN, SHEET 1

NOTES
The brick and rail edging around the flower beds in the garden, were formerly box. An historic building, Jacob Perkins' factory, is situated on the north property line. Perkins invented a nail cutting machine in 1799. He first demonstrated the compressibility of water, and invented a new process of banknote engraving in 1787. The Massachusetts mint used his dies for striking coins.

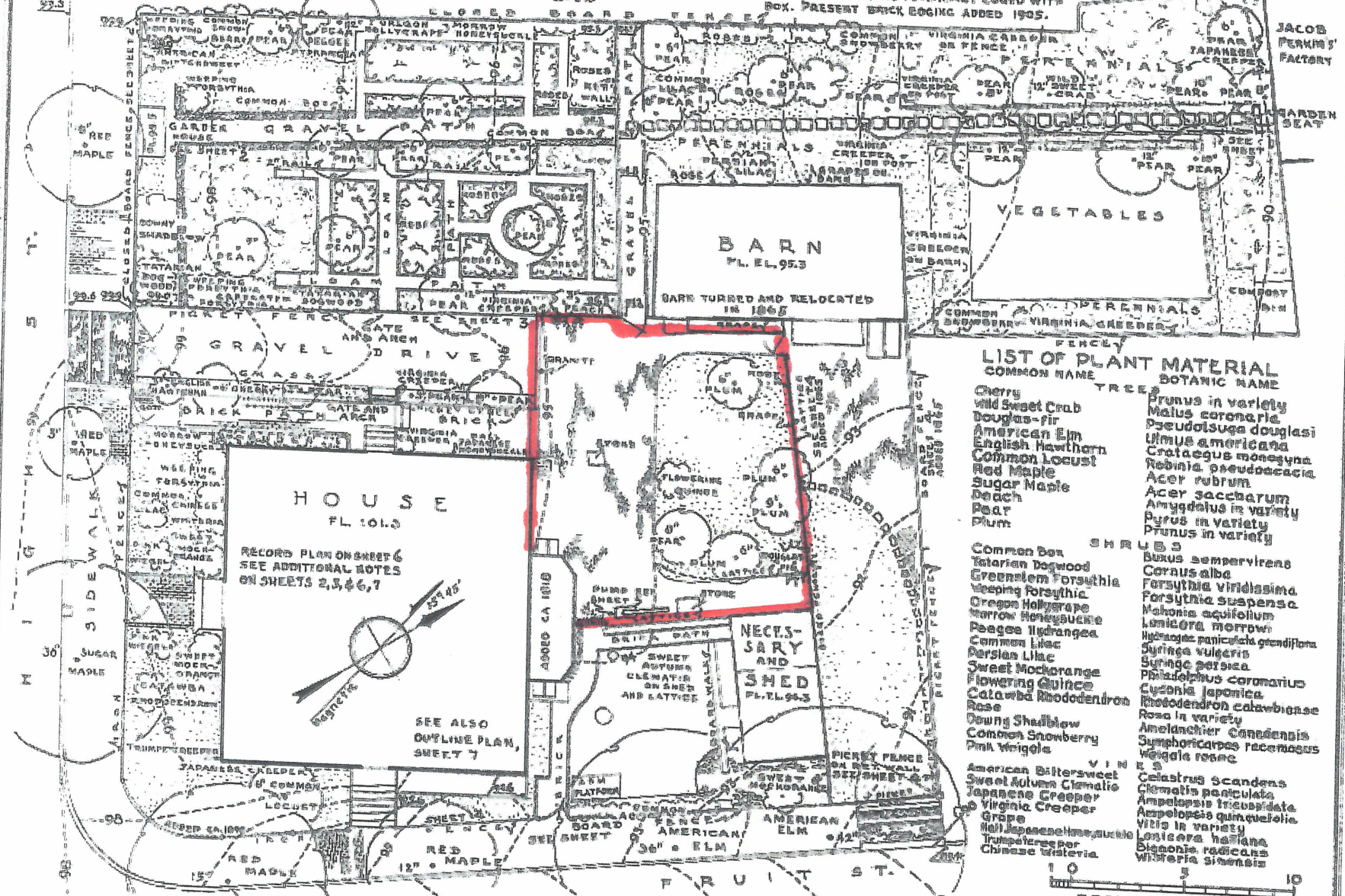
Recorded 1956, through courtesy of Miss Margaret Cushing who also gave much assistance in gathering historical data.



LEGEND

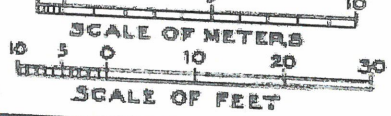
- OLD STRUCTURE
- NEW STRUCTURE
- STONE WALK
- BRICK WALK
- BOX WALKING
- PERENNIALS
- GRASS AREA
- SHRUBS

REFERENCE FOR PLANT MATERIAL "STANDARDIZED PLANT NAMES," 1924
 CONTOUR INTERVAL ONE FOOT
 DATUM ASSUMED
 NOTE - GARDEN PATHS FORMERLY EDGED WITH
 BOX. PRESENT BRICK EDGING ADDED 1905.



LIST OF PLANT MATERIAL

COMMON NAME	TREE	BOTANIC NAME
Cherry		<i>Prunus</i> in variety
Wild Sweet Crab		<i>Malus coronaria</i>
Douglas-fir		<i>Pseudotsuga douglasii</i>
American Elm		<i>Ulmus americana</i>
English Hawthorn		<i>Crataegus monogyna</i>
Common Locust		<i>Robinia pseudoacacia</i>
Red Maple		<i>Acer rubrum</i>
Sugar Maple		<i>Acer saccharum</i>
Beach		<i>Amygdalus</i> in variety
Pear		<i>Pyrus</i> in variety
Plum		<i>Prunus</i> in variety
Common Box	SHRUBS	<i>Buxus sempervirens</i>
Tatarian Dogwood		<i>Cornus alba</i>
Greenstem Forsythia		<i>Forsythia viridissima</i>
Weeping Forsythia		<i>Forsythia suspensa</i>
Oregon Hollyhaze		<i>Mahonia aquifolium</i>
Morrow Honeysuckle		<i>Lonicera Morrow</i>
Peegee Hydrangea		<i>Hydrangea paniculata grandiflora</i>
Common Lilac		<i>Syringa vulgaris</i>
Persian Lilac		<i>Syringa persica</i>
Sweet Mockorange		<i>Philadelphus coronarius</i>
Flowering Quince		<i>Cydonia japonica</i>
Catawba Rhododendron		<i>Rhododendron catawbiense</i>
Rose		<i>Rosa</i> in variety
Downy Shadblow		<i>Amelanchier canadensis</i>
Common Snowberry		<i>Symphoricarpos racemosa</i>
Pink Wiggles		<i>Wigandia rosea</i>
American Biltersweet	VINE	<i>Celastrus scandens</i>
Sweet Autumn Clematis		<i>Clematis paniculata</i>
Japanese Creeper		<i>Ampelopsis tricuspidata</i>
Virginia Creeper		<i>Ampelopsis quinquefolia</i>
Grape		<i>Vitis</i> in variety
Holland Japanese Hawthorn		<i>Lonicera harriana</i>
Trumpet Tree		<i>Bignonia radicans</i>
Chinese Wisteria		<i>Wisteria sinensis</i>



LOUISE ROWELL, DEL.
 WORKS PROGRESS ADMINISTRATION
 OFFICIAL PROJECT NO. 265-0907
 UNDER DIRECTION OF UNITED STATES GOVERNMENT PHOTOGRAPHIC
 NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

GENERAL PLAN
 HOUSE BUILT 1800 GARDEN LAYOUT 1930
 RECORDED 1930
 JOHN N. CUSHING PLACE - NEWBURYPORT - ESSEX CO. MASS.

DATE OF SURVEY
 MASS. 213
 HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 1 OF 7 SHEETS

PART 2 - SITE ANALYSIS AND ASSESSMENT

Landscape Site Analysis

Courtyard

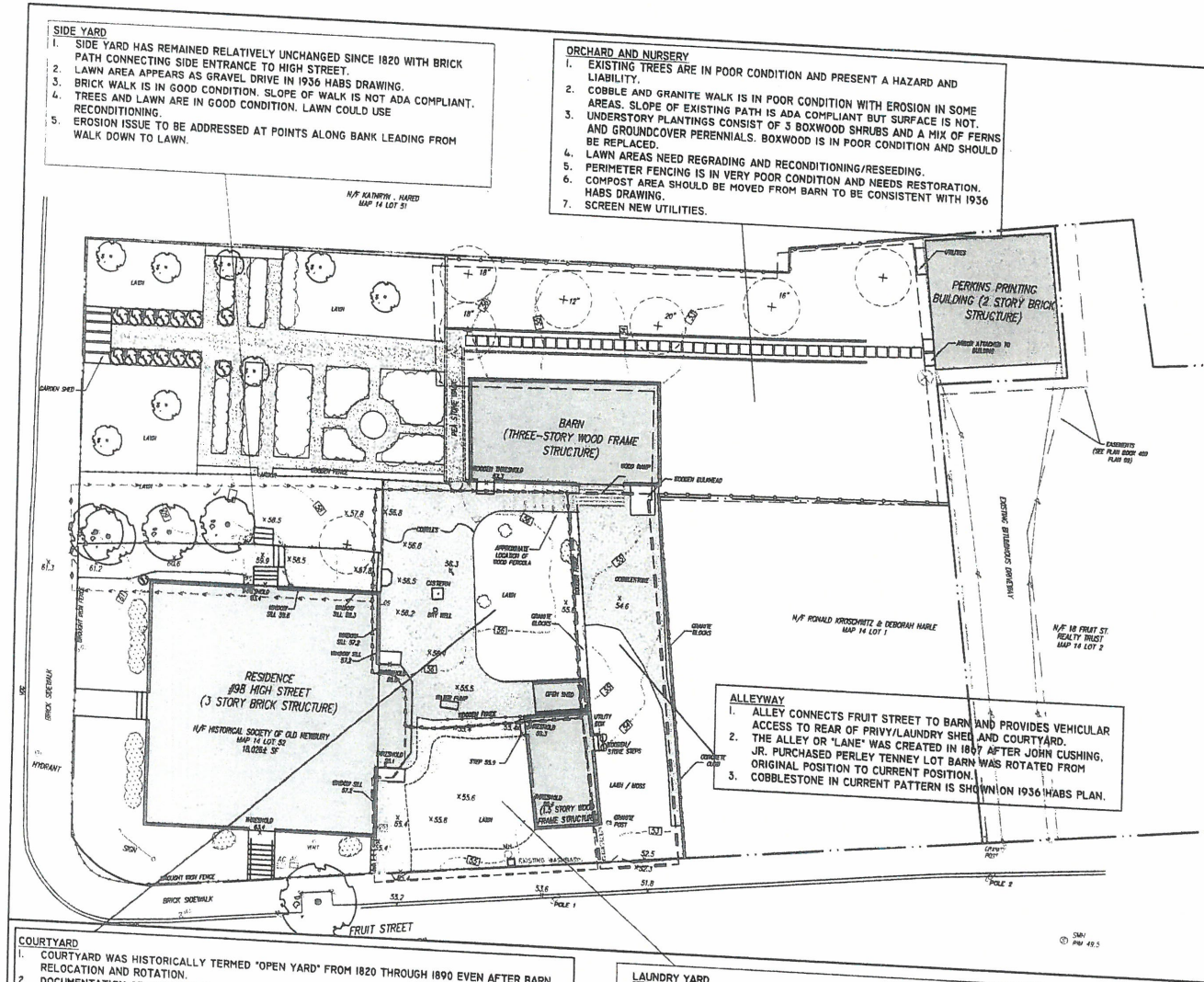
Existing Conditions show the following items as extant within the Courtyard

- Structures
 - Carriage Barn towards west side
 - Lattice fence on north side
 - Arbor against carriage barn.
- Surfaces
 - Cobblestone courtyard surface
 - Lawn area
- Plantings
 - Large American Holly Tree against lattice fence
 - Vines on arbor
 - Two medium size Flowering Quince shrubs in lawn area
- Site features
 - Location of former well pump covered with large stones
 - Location of former cisterns covered with large stones.

The 1936 HABS drawings indicated an arbor or “trellis” type structure against the carriage barn. The current arbor appears to be larger and more extensive.

The following are observations regarding site conditions

1. The cobblestone courtyard has undulations making it unsafe and not ADA compliant.
2. Lawn area requires regrading and reconditioning. We recommend sodding such a small area.
3. Existing shrubs detract from the open aspect of the courtyard space.
4. Wood lattice fence between Courtyard and Alley is in poor condition and should be reconstructed.
5. Further investigation is required to determine viability of reconstructing the well pump.
6. Further investigation is required to determine conditions of cisterns and their functions.



SIDE YARD

1. SIDE YARD HAS REMAINED RELATIVELY UNCHANGED SINCE 1820 WITH BRICK PATH CONNECTING SIDE ENTRANCE TO HIGH STREET.
2. LAWN AREA APPEARS AS GRAVEL DRIVE IN 1936 HABS DRAWING.
3. BRICK WALK IS IN GOOD CONDITION. SLOPE OF WALK IS NOT ADA COMPLIANT.
4. TREES AND LAWN ARE IN GOOD CONDITION. LAWN COULD USE RECONDITIONING.
5. EROSION ISSUE TO BE ADDRESSED AT POINTS ALONG BANK LEADING FROM WALK DOWN TO LAWN.

ORCHARD AND NURSERY

1. EXISTING TREES ARE IN POOR CONDITION AND PRESENT A HAZARD AND LIABILITY.
2. COBBLE AND GRANITE WALK IS IN POOR CONDITION WITH EROSION IN SOME AREAS. SLOPE OF EXISTING PATH IS ADA COMPLIANT BUT SURFACE IS NOT.
3. UNDERSTORY PLANTINGS CONSIST OF 3 BOXWOOD SHRUBS AND A MIX OF FERNS AND GROUNDCOVER PERENNIALS. BOXWOOD IS IN POOR CONDITION AND SHOULD BE REPLACED.
4. LAWN AREAS NEED REGRADING AND RECONDITIONING/RESEEDING.
5. PERIMETER FENCING IS IN VERY POOR CONDITION AND NEEDS RESTORATION.
6. COMPOST AREA SHOULD BE MOVED FROM BARN TO BE CONSISTENT WITH 1936 HABS DRAWING.
7. SCREEN NEW UTILITIES.

ALLEYWAY

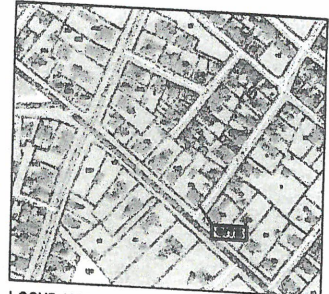
1. ALLEY CONNECTS FRUIT STREET TO BARN AND PROVIDES VEHICULAR ACCESS TO REAR OF PRIVY/LAUNDRY SHED AND COURTYARD.
2. THE ALLEY OR "LANE" WAS CREATED IN 1867 AFTER JOHN CUSHING, JR. PURCHASED PERLEY TENNEY LOT BARN WAS ROTATED FROM ORIGINAL POSITION TO CURRENT POSITION.
3. COBBLESTONE IN CURRENT PATTERN IS SHOWN ON 1936 HABS PLAN.

COURTYARD

1. COURTYARD WAS HISTORICALLY TERMED "OPEN YARD" FROM 1820 THROUGH 1890 EVEN AFTER BARN RELOCATION AND ROTATION.
2. DOCUMENTATION OF COBBLESTONE AND LAWN FIRST APPEAR ON 1936 HABS DRAWING.
3. COBBLESTONE ARE UNEVEN WITH GRADE SETTLEMENT OCCURRING NEAR OLD WELL AND BUILDING DOWNSPOUTS.
4. LAWN AREA IS UNEVEN AND REQUIRES REGRADING AND RECONDITIONING/RESEEDING.
5. HOLLY BUSH AND QUINCE BUSH DATE TO 1930'S. RECOMMEND REMOVAL OF SHRUBS TO ACCOMMODATE EVENTS.
6. ARBOR AT BARN IS IN VERY POOR CONDITION AND LAYOUT IS NOT CONSISTENT WITH 1936 HABS DRAWINGS.

LAUNDRY YARD

1. BRICK WALK IS IN POOR CONDITION AND IS NOT ADA COMPLIANT.
2. THERE APPEAR TO BE LOCATIONS OF WATER PONDING FROM PAVEMENT SETTLEMENT.
3. LAWN AREAS REQUIRE REGRADING AND RECONDITIONING / RESEEDING.
4. HISTORICALLY ACCURATE WOOD PLATFORM AT SOUTH SIDE OF PRIVY/LAUNDRY SHED IS MISSING. PLATFORM SHOWN ON 1936 HABS DRAWING.
5. MANNHOLE AND "SINK" ALONG FRUIT STREET FENCE ARE PART OF VERNACULAR SITE EVOLUTION.
6. EXISTING LILAC SHRUBS ALONG FRUIT STREET FENCE ARE NOT HISTORIC VARIETIES AND ARE IN POOR CONDITION. 1936 HABS DRAWINGS NOTE LOCATION OF "COMMON LILAC."



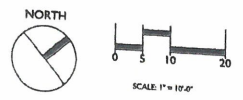
LOCUS MAP - NEWBURYPORT, MA

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION SOURCES ARE:
 - A. TOPOGRAPHIC BOUNDARY SURVEY BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. SURVEY WORKSHEET 98 HIGH STREET ON 01/14/2017.
 - B. TRACE OF CUSHING GARDEN FROM THE GROWTH OF A GARDEN: THE CUSHING FAMILY'S GARDEN IN NEWBURYPORT, MA BY ELIZABETH M. WARE, MAY 1997.
 - C. PHOTOGRAPHIC REFERENCES AND SITE MEASUREMENTS OF NOVEMBER 30, 2016.
 - D. AERIAL PHOTO IMAGE FROM GOOGLE EARTH (2017).

LEGEND:

- EXISTING BUILDING
- EXISTING PERGOLA
- EXISTING GRAVEL WALKS
- EXISTING BRICK WALKS
- EXISTING GRANITE PAVERS
- EXISTING COBBLESTONE
- PROPERTY LINES
- EXISTING IRON FENCE
- EXISTING PICKET/LATTICE FENCE
- EXISTING BOARD FENCE



PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY3: View of Barn threshold on Courtyard Side



CY4: Closeup of lawn area in Courtyard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY5: View South towards Cushing House East entrance



CY6: Close up of Cushing House East entrance

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY7: Closeup of cobblestone and gutter abutting Cushing House east side



CY8: View from Courtyard facing southeast towards Side Yard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY9: Close up of granite curb and step on Side Yard path



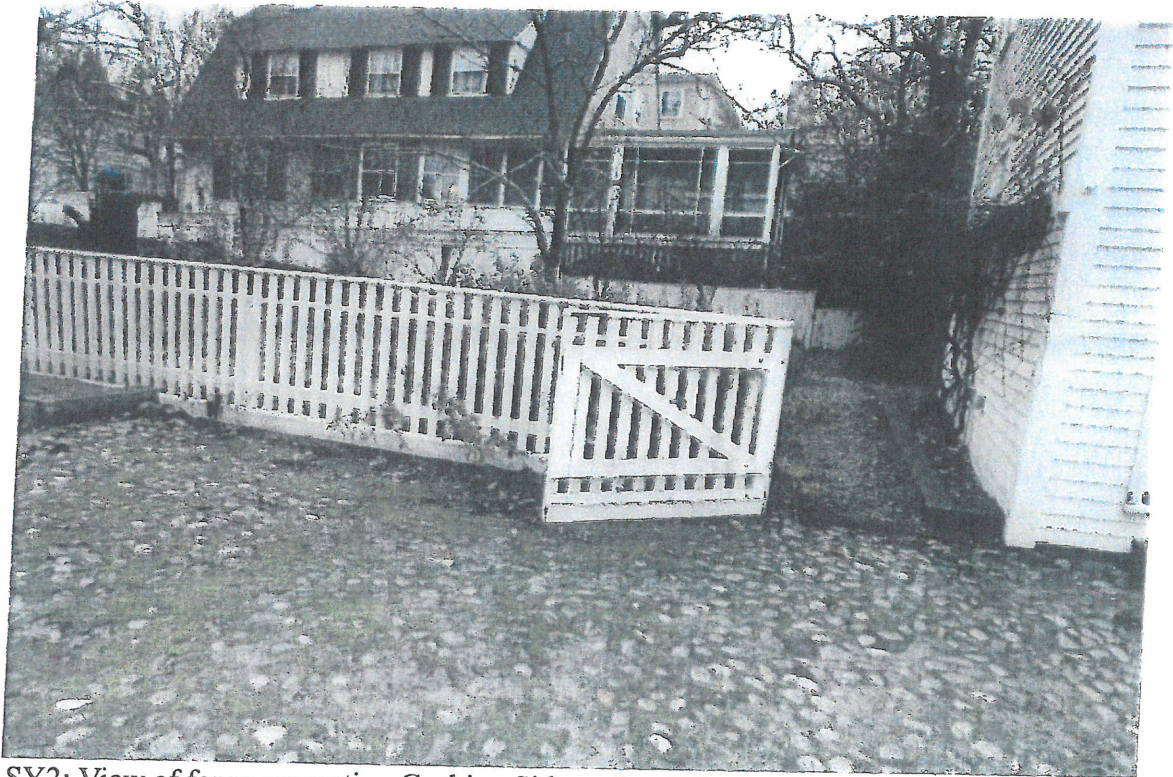
CY10: Close up of possible cistern location in Courtyard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Side Yard



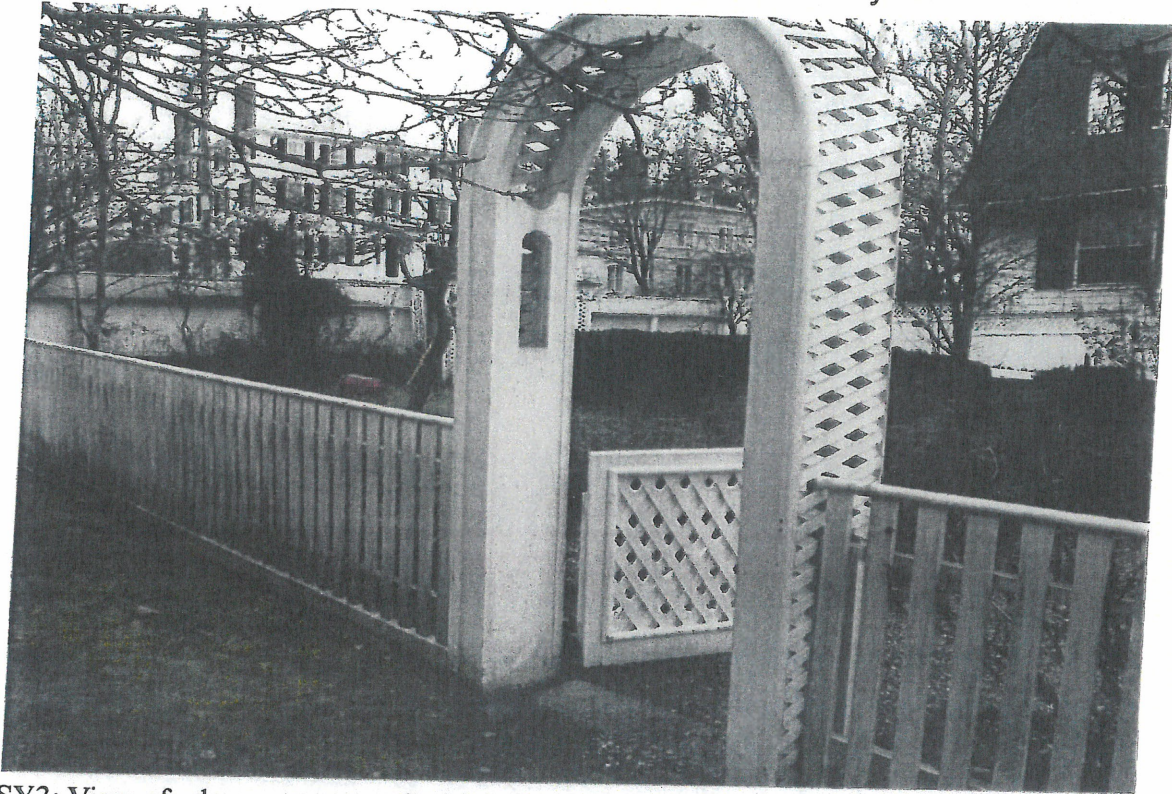
SY1: View of sideyard facing southwest towards High Street



SY2: View of fence separating Cushing Sideyard and Gardens

PART 2 - SITE ANALYSIS AND ASSESSMENT

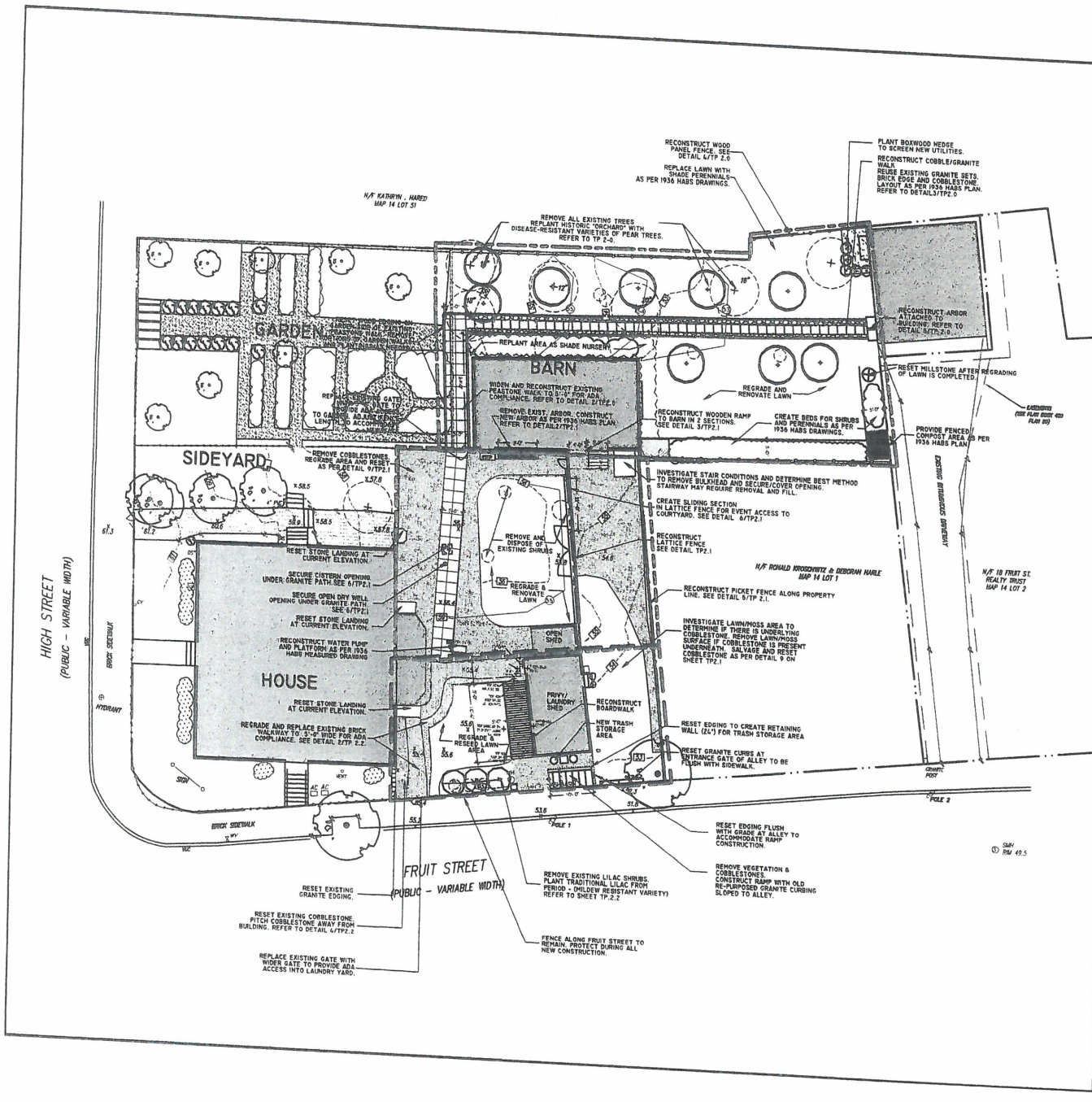
Photographic Documentation - Side yard



SY3: View of arbor entrance to Cushing Gardens from Sideyard



SY4: Detail view of granite step separating Cushing Courtyard from Sideyard

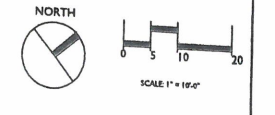


SHEET KEY LEGEND:

	TP 2.0: ORCHARD AND NURSERY
	TP 2.1: COURTYARD
	TP 2.2: LAUNDRY YARD

LEGEND:

	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN
	PROPOSED NEW TREES AND SHRUBS
	EXISTING COBBLESTONE TO REMOVE & RESET
	EXISTING BRICK PAVEMENT TO REMOVE
	RECONSTRUCTED WOOD BOARDWALK
	RECONSTRUCTED BRICK WALK
	RECONSTRUCTED COBBLE-GRANITE WALK
	ADA GRANITE (BLUESTONE) WALK
	EXISTING ARBOR
	PROPOSED ARBOR
	PICKET - LATTICE FENCE LINE
	BOARD FENCE
	55.5 EXISTING SPOT GRADE
	EXISTING CONTOUR GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR



PART 3 - FINDINGS AND RECOMMENDATIONS

Treatment Plans

Courtyard and Alley Recommendations

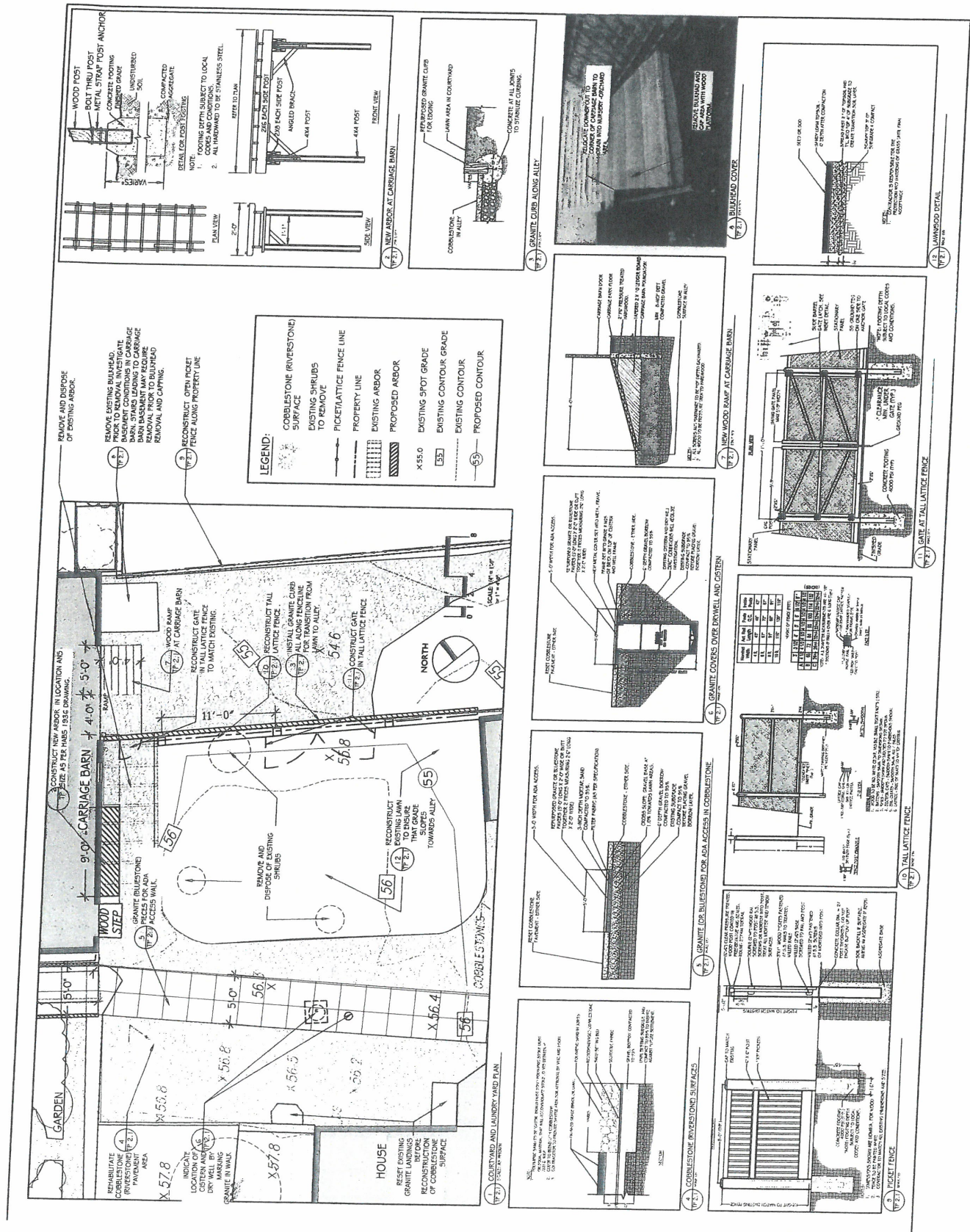
Treatment Plan 2.1 provides recommendations for the Courtyard and Alley. The focus for this area is to provide a large safe space for special events and to provide a safe walking surface for visitors. The plant material (holly and quince shrubs) in the Courtyard will be removed and not replaced. The grape vines on the arbor will be planted around the new arbor in the location and configuration as originally shown on the 1936 HABS plan. No details were provided for this arbor in the 1936 HABS drawings, however so the detail provided on Treatment Plan 2.1 is a simple wood structure.

All lattice fencing will be replaced and a new double-gate panel will be installed in the tall lattice fence between the Courtyard and the Alley to facilitate maintenance access and access for large gatherings.

Phase III →
not included
in this project.

The treatment plan recommends removal of the circa 1930s' bulkhead in the northeast corner of the Carriage Barn at the end of the Alley. Further investigations will be necessary to determine how best to close off the bulkhead opening.

The historic cobblestone surface will be removed, the cobblestones will be properly cleaned and the cobblestone will be reset onto a stable base. All existing openings will be covered with granite pieces. A new granite (or bluestone) path will be incorporated into the courtyard area roughly in the middle of the cobblestone surface. This path will provide ADA accessibility through the Courtyard and the path will continue along the south side of the Carriage Barn so that visitors can have a closer view of the earlier restored garden area. The walk will lead visitors to the path in the Nursery-Orchard Area.



List of Design Consultant and Sub-consultants:

Landscape Elements LLC
Elena M. Pascarella, PLA, ASLA, Principal
3296 Post Road, Suite 2C
Warwick, RI 02886
401-921-2667
emp@landscapeelementsllc.com
www.landscapeelementsllc.com

Public Archaeology Laboratory, Inc.
Kristen Heitert, Principal Investigator, Senior Archaeologist
26 Main Street
Pawtucket, RI 02860
401-728-8780
kheitert@palinc.com
www.palinc.com

Ducharme & Dillis
Civil Design Group, Inc.
Stanley R. Dillis, P.L.S.
1092 Main Street, P.O. Box428
Bolton, MA 01740
978-779-6091
www.DucharmeandDillis.com

Verne Fisher
Visionary Landscapes
8 10th Street
Newbury, MA 01951
Visionarylandscapes.com

January 30, 2020

Mr. Mike Dissette, Chair
Community Preservation Committee
City of Newburyport
60 Pleasant Street
Newburyport, MA 01950

Dear Mr. Dissette:

I am pleased to present this letter of support on behalf of the application submitted to the committee by the Historical Society of Old Newbury, Museum of Old Newbury for phase 2 of the restoration and rehabilitation of the cobble courtyard at the Cushing House. A preservation plan based on historical documentation for this landscape was completed in December of 2017. The plan provides a framework for landscape restoration projects at the Museum.

In late 2019, Phase I of the Laundry Yard and forecourt was completed in a timely fashion with Newburyport CPC financial assistance. Phase II will extend the outdoor space with barrier free accessibility and lighting. Over 30 programs are offered annually. Once the Phase II outdoor restoration is completed the Museum staff will have additional opportunities to showcase events and presentations.

As a member of the Newburyport community involved in promoting our rich history and educating residents, students and tourists on a variety of topics, the Historical Society and Museum of Old Newbury – Cushing House – is an invaluable resource. Extensive collections of images, objects and archival material help tell the story of our history since the 1630s - maritime trade and shipbuilding, comb making and shoe factories, architecture and culture.

In addition, Newburyport is a cultural and heritage traveler destination. The Museum of Old Newbury plays a vital role in helping to attract these type of travelers who assist in strengthening the economic engine of our community.

It is without reservation and with enthusiasm that I recommend this deserving project to benefit the community.

Sincerely,


Ghilee E. Woodworth

51 Prospect Street
Newburyport