



COMMUNITY PRESERVATION APPLICATION FOR FUNDING

City of Newburyport
Community Preservation Committee

Applications for funding are due by **Thursday, February 4, 2021 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 Landscape Restoration, Phase III (final)

PROJECT ADDRESS: 98 High Street
Newburyport 01950

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: Same as above

EMAIL: sedwards@newburyhistory.org

AMOUNT OF COMMUNITY PRESERVATION FUNDING REQUESTED:
\$ 45,717

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, dba the Museum of Old Newbury, is respectfully seeking funding from the Newburyport Community Preservation Committee in the amount of \$45,717 for the third and final phase of landscape restoration and rehabilitation of the Cushing House's historic landscape. The work will focus on the carriage drive and the so-called orchard or nursery garden that connect to the cobble courtyard to provide barrier free access to the formal garden, carriage barn, and the Perkins Printing and Engraving building. These areas will provide the museum with safe spaces for programs and small events. As a result of COVID-19, the museum is scheduling many more programs in 2021 to take advantage of our open spaces. Free programs will include workshops, demonstrations, and historical re-enactments.

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 Cobble Courtyard (Phase II), was also funded in part by the CPC, and work will be implemented in April 2021.

The primary goals of Phase III are to preserve the original fabric while improving safety and providing barrier free accessibility to make the museum's campus a more integral part of the Newburyport community.

The resources are currently threatened. They have degraded over time and poor drainage undermines them. The current conditions are hazardous for visitors to the site due to change in grade and the uneven grass, granite, brick, and cobble areas. A detailed scope of work with budget is attached to this proposal. A summary scope of work is as follows:

In the Carriage Drive, the cobblestones will be removed, cleaned, and salvaged. The granite edging and the granite curb will also be removed and salvaged. The drive will be re-graded and drainage corrected to direct water away from the granite wall on the property line. The cobblestones and granite pieces will be reset on a gravel borrow sub-base to create an even but textured surface like the original.

The bulkhead adjacent to the carriage barn will be removed as it is no longer functional. The existing ramp to the carriage barn is unsafe and will be replaced.

In the Orchard Garden, the focus is on providing an accessible walking path connecting the main campus with the Perkins Printing & Engraving Building.

The existing walkway is comprised of a series of granite pieces set into a cobblestone bed and bordered by brick edging on either side. The brick edging, cobblestones, and granite pieces will be removed, salvaged and cleaned. The pathway will be graded to accommodate slope and drainage. A gravel borrow sub-base will be laid for resetting the granite, cobbles and brick.

Board fences, to match the existing ones, will be constructed along the property line.

One addition which is not of historic precedent includes a low evergreen boxwood hedge to screen the existing split-pump condenser located at the western corner of the Perkins Printing & Engraving Building.

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.

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 of the property and make it widely available for the benefit of the community. The grounds of the Historical Society are open from dawn to dusk for all who wish to relax and enjoy them. The museum is a community museum portraying the history of the Newburys from the 1630s onward. It is an institution for the people of Newburyport and is open to all residents free of charge during regular open hours.

During the summer and fall of 2020, the museum experienced a sharp increase in attendance in the gardens by Newburyport residents who were seeking solitude and a peaceful respite from the pandemic. Visitors brought books to read, enjoyed the flowers and vegetables, and took photos that they submitted to the museum for use in our e-newsletter. Local artists often come to the garden to paint throughout the summer. The museum's historic landscapes are some of the few places within the downtown district that residents and visitors can visit to enjoy the beauty and essence of old Newbury.

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 control and ownership of the property.

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.

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 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.

At the same time, 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 10-year preservation restriction on the property, recorded in Southern Essex County Registry of Deeds at Book 35748, Page 113,

on March 22, 2017. In 2020, the museum drafted a perpetual preservation restriction (PR) in compliance with the conditions for receiving CPC funds. The PR was reviewed by the Newburyport Historical Commission (NHC) and Michael Steinitz of the Massachusetts Historical Commission (MHC). Mr. Steinitz has recommended edits to the PR which the applicant has made and returned to MHC for final review. It is anticipated that the perpetual PR, to be held by the NHC, will be recorded this spring.

The project will have no significant effect on abutters. Neighbors are in support of the project and two have submitted letters of support. A third neighbor underwrote one half the cost of rebuilding the granite wall in the carriage drive, thus reducing the total cost of this project.

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.

Taking into consideration the approvals required from the members of the CPC as well as the City Council, the museum would be able to begin the project in late summer / early fall of 2021. Commitments of matching funds will be in hand by July 2021. Although we realize that CPC funds do not require a match, the museum feels that it is important to leverage city funds to raise additional income from other sources.

The entire project is anticipated to take a month to complete. Work would begin in the nursery / orchard garden working from the Perkins Printing and Engraving building toward the carriage barn and formal rose garden connecting to the cobble courtyard. (Work on the courtyard will be completed in spring 2021.) Finally, the work on the carriage drive leading from Fruit Street to the carriage barn will be implemented as the last segment.

The fences are custom made to match the original designs and will be worked on while the landscaping is being done and installed at the end of the project.

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. See attached.
- B. **Amount of Newburyport Community Preservation Funding Requested:**
\$ 45,717
- 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 IF NOT-WHEN)	CONTINGENT ON CP FUNDS (Y/N)
Massachusetts Historical Commission PPF Round 27	\$45,717	No, July 8,2021	Yes

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 **CPC 21 FY22**

Assessor's Map, parcel 14-52

Photographs – Landscape Restoration, Phase III (existing conditions)

Cushing House façade

Carriage Drive

Detail of drive showing uneven surfaces

Carriage Drive looking toward barn

Detail of uneven grade and drainage

Carriage Drive showing bulkhead and ramp to barn

Path from Rose Garden to Perkins Mint

Detail of granite path with cobble and brick edging

Property line board fence to Perkins Mint and from Perkins Mint to corner of 20 Fruit Street

Detailed scope of work with 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

Landscape Elements Report, 2017

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

Letters of Support

City of Newburyport

2/5/2020



Legend

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

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & 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.

Projection: NAD_1983_StatePlane_Massachusetts_Mainland_RFS_2001



Cushing House 98 High Street.jpg





CA6: Northwest view of alley, further towards Barn



Alley leading to Fruit Street. Shows grass surface over cobblestone. Elm Tree on left



CA5: View of North Side of Privy/Laundry Shed



CA7: Close up of Barn threshold



ON2: Northeastern view down Orchard pathway towards Perkins Printing Building



ON4: View standing at Northern Corner of Barn, facing East



ON7: Northwest corner of Barn structure



ON1: Northeastern View towards Perkins Printing Building



ON12: Detail view of fence between Orchard area and drive property map 14 lot 2



ON11: View of ventilation fan and utilities at western corner of Perkins Printing Building

Detailed Scope of Work with Costs

Carriage Path to the Barn

Remove, clean and salvage existing cobblestone and granite	1,414
Re-grading and gravel borrow subbase	5,800
Reset cobblestone and granite edge and curbing	15,300
Reconstruct arbor and gate leading to carriage drive	3,000
Bulkhead removal and new cover	2,950
Replacement of ramp at carriage barn	3,500
Electrical conduit and light on carriage barn	1,900
Carriage Path SubTotal	\$33,864

Orchard / Nursery Garden

Remove, clean, and salvage brick and cobblestone edges along path	2,750
Remove, clean, and salvage existing granite sets	5,000
Re-grading and gravel borrow subbase for new path	5,000
Reset salvaged brick edging, reset granite sets, reset cobblestone infill, reset edge along pea stone walk from rose garden to orchard	12,970
Electrical conduit and light on carriage barn	1,900
Reconstruct Perimeter fences and garden seat at Perkins building	29,950
Orchard / Nursery Garden Subtotal	\$57,570
<hr/>	
TOTAL	\$91,434

Prepared by Visionary Landscapes

8 10th street, Newbury, MA 01951

Verne@visionarylandscapes.com

January 30, 2021

Proposed Oversight and Management Plan

The project will be overseen by HSON executive director, Susan C.S. Edwards. Ms. Edwards has 42 years of experience in preservation management of historic buildings, structures, and landscapes 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.

She has managed grant projects funded by the National Endowment for the Humanities, the Institute of Museum and Library Services, Save America's Treasures, Mass Humanities, Massachusetts Historical Commission, the Amelia Peabody Charitable Fund, Newburyport CPC, and several private foundations.

All work will be done in accordance with the Secretary of the Interior's 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.

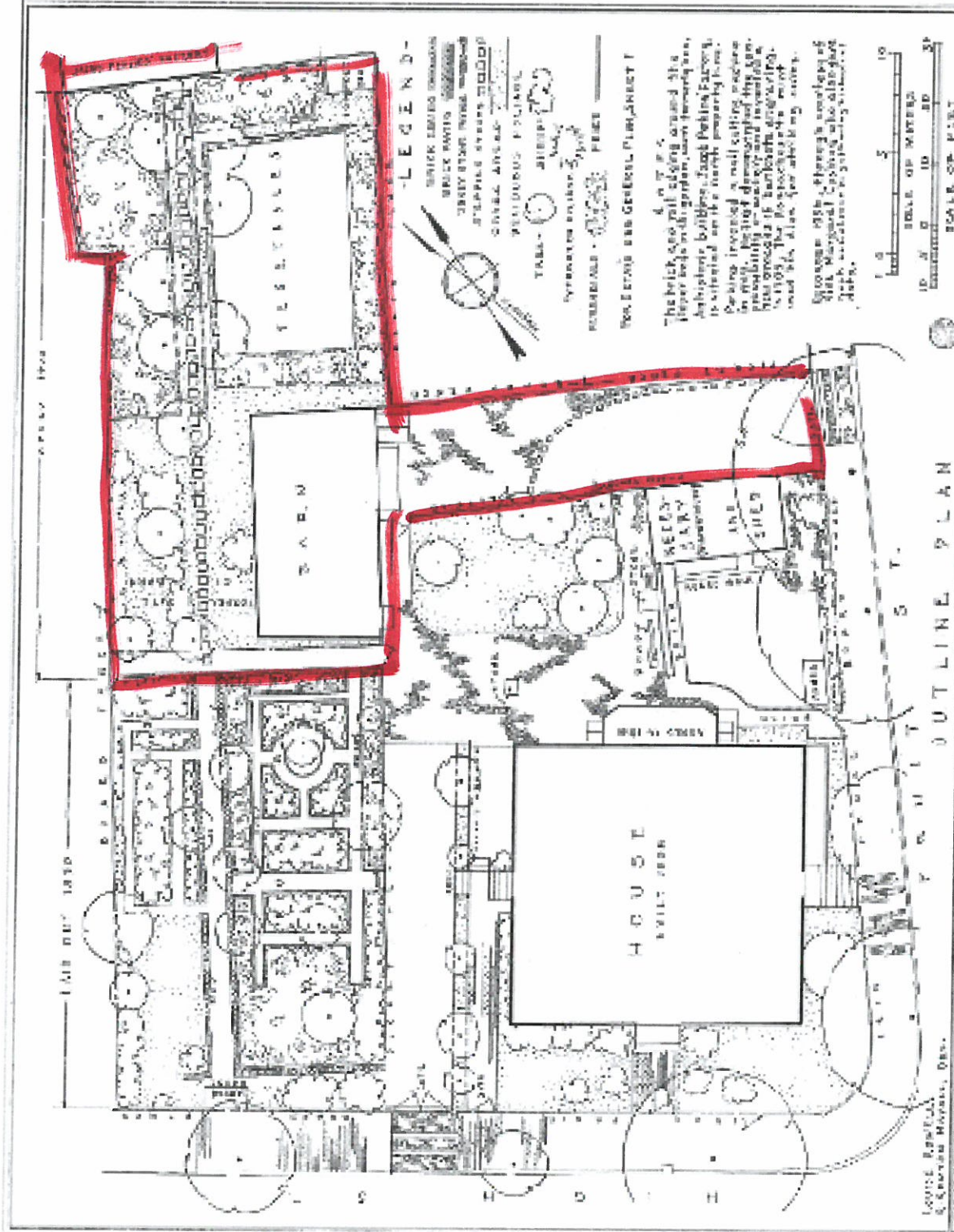
VERIFICATION OF NATIONAL REGISTER LISTING AND

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



1913

1913

LEGEND-

- BRICK (SEE NOTE)
- BRICK PATTS
- STONE (SEE NOTE)
- TRAPPALE STONES (SEE NOTE)
- CONCRETE (SEE NOTE)
- WOODEN FLOORING
- TERRAZZO
- TABLETS
- SPRINKLER (SEE NOTE)
- POULTRICE
- PIERS

NOTE: The brick and rail siding around the upper beds in the garden, near the main house, is situated on the north-south line. During the winter, a well cutting machine is used to cut the paths in the garden. The paths are made of brick and stone. The brick and stone are used for the paths. The brick and stone are used for the paths. The brick and stone are used for the paths.

1 0 5 10
SCALE OF METERS
10 20 30 40
SCALE OF FEET

LOUIS REPPENHAGEN
& GEORGE MORRIS, DES.

JEAN N. CUSHING PLACE - NEWBURYPORT, MASS.

PLANS
NO. 215
1913

PART 2 - SITE ANALYSIS AND ASSESSMENT

Landscape Site Analysis

Alley leading to Carriage Barn from Fruit Street

Existing Conditions show the following items as extant within the Alley

- Structures
 - Laundry Shed/Privy with steps leading to door on north side
 - Picket fence on north property line
 - Carriage Barn with bulkhead and ramp to entrance door.
- Surfaces
 - Cobblestone surface with some exposed and some covered in topsoil/grass
 - Granite pieces at drive apron.
 - Granite post at northeast corner of Laundry Shed/Privy
 - Granite edging to address grade change between Alley and Courtyard and Laundry Yard.

The following are observations regarding site conditions.

1. The cobblestone surface has undulations making it unsafe and not ADA compliant. Some of the surface is covered in topsoil/lawn. As the cobblestone surface may be used largely for vehicular access, ADA compliance may not be necessary in this alley. Further investigation is recommended to determine the full extent of cobblestone under the topsoil and grass.
2. Wood picket fence along property line is in poor condition. we recommend that it be reconstructed.
3. Further structural investigation will be required to determine the appropriate treatment for the bulkhead at carriage barn.
4. The wood ramp to carriage barn is in fair condition. We are recommending reconstruction as a two-piece structure that can be partially removed for better access to the Courtyard area through the arbor in the lattice fence.

PART 2 - SITE ANALYSIS AND ASSESSMENT

Landscape Site Analysis

Nursery - Orchard Area

Existing Conditions show the following items as extant within the Nursery - Orchard Area.

- Structures
 - Alcove seat structure against Perkins Printing & Engraving Building.
 - Board fence on west property line, part of north property line and along east property line.
 - Carriage Barn – rear side.
- Surfaces
 - Walk with granite sets within cobblestone surface and bordered in some sections by brick.
 - Granite millstone at north end of walk near “The Mint”.
 - Lawn area and planting beds for perennials.
 - Groundcover area on north side of Carriage Barn
- Plantings – shown on 1936 HABS drawings
 - Apple tree and 5 old Pear Trees along north side of this area.
 - Three small boxwood shrubs

The following are observations regarding site conditions.

1. The walk is in fair condition and should be reconstructed. If reconstructed as granite sets surrounded by cobblestone, it could be made more level and safer for able individuals, however, it will still not be ADA compliant.
2. Wood board fence along property lines is in poor condition and should be reconstructed.
3. The Alcove seat structure is in poor condition and we recommend that it be reconstructed.
4. The lawn area should be reconditioned.
5. The planting beds for perennials as shown on the 1936 HABS drawings could be restored.
6. All of trees are all in poor condition and present a hazard. We recommend removal of all trees and replanting of new fruit trees to restore the character of the Orchard.

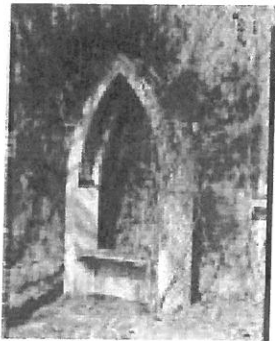


Image of Alcove seat structure. HABS MA-213 October 29, 1940. Historic American Buildings Survey, John N. Cushing Place, 98 High Street, Newburyport, Essex County, MA, Frank O. Branzetti, Photographer.

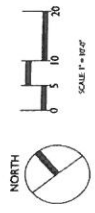
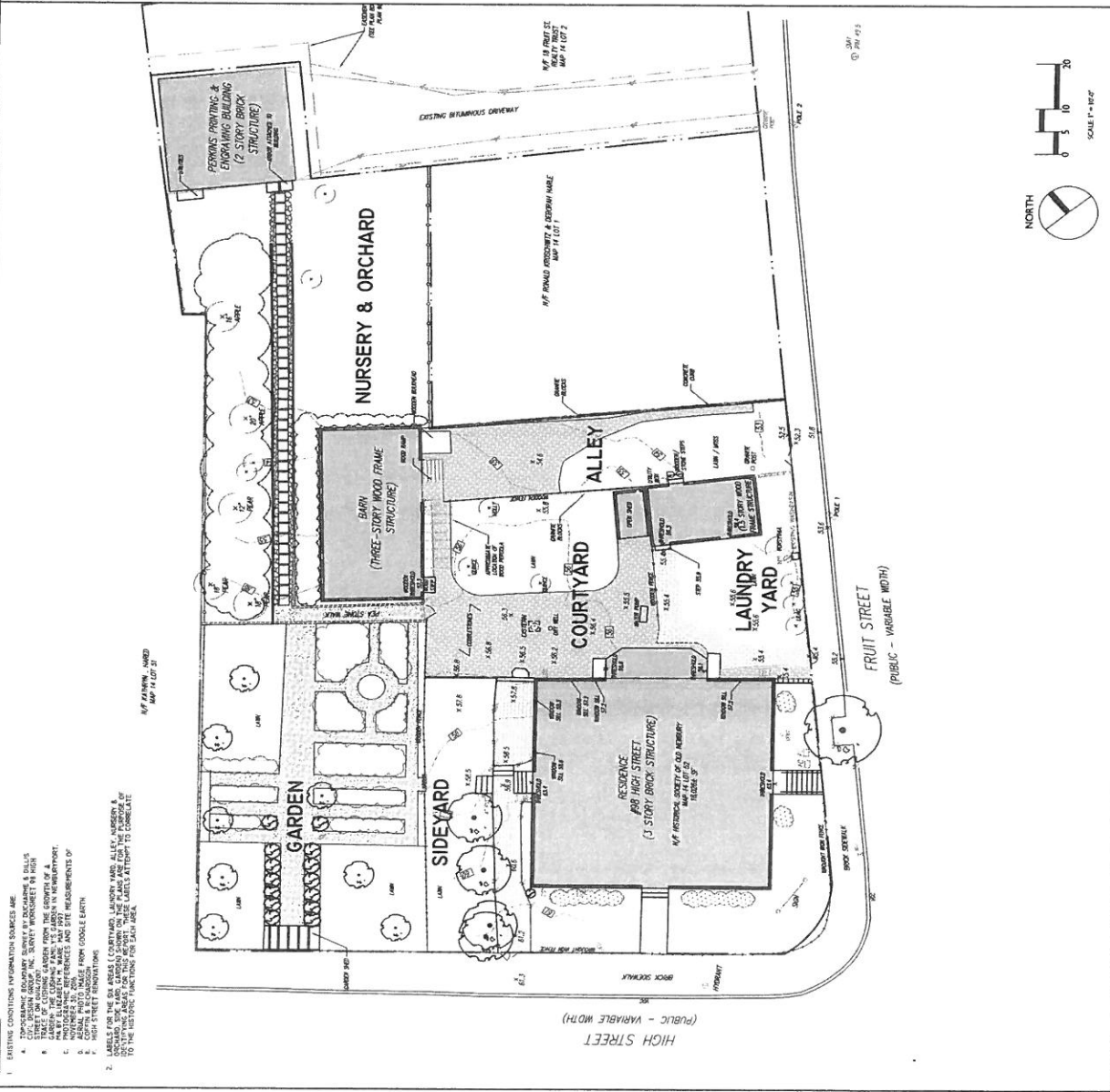
PART 2 - SITE ANALYSIS AND ASSESSMENT



LOCUS MAP - NEWBURYPORT, MA

LEGEND:

[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING PERGOLA
[Symbol]	EXISTING GRAVEL WALKS
[Symbol]	EXISTING BRICK WALKS
[Symbol]	EXISTING GRANITE PAVERS
[Symbol]	EXISTING COBBLESTONE
[Symbol]	PROPERTY LINES
[Symbol]	EXISTING IRON FENCE
[Symbol]	EXISTING PICKET/LATTICE FENCE
[Symbol]	EXISTING BOARD FENCE
[Symbol]	EXISTING TREES
[Symbol]	EXISTING TREES/SHRUBS TO BE REMOVED
[Symbol]	EXISTING HERBS / PERENNIALS
[Symbol]	EXISTING SHRUBS TO REMAIN
[Symbol]	EXISTING PERENNIALS AND GROUNDCOVER TO BE REMOVED





LOCUS MAP - NEWBURYPORT, MA

GENERAL NOTES:

- I. EXISTING CONDITIONS INFORMATION SOURCES ARE:
 - A. TOPOGRAPHIC BOUNDARY SURVEY BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. SURVEY WORKSHEET 09 HIGH STREET ON 01/14/2017.
 - B. TRACE OF A GARDEN, THE CUSHING FAMILY'S GARDEN IN NEWBURYPORT, MA BY ELIZABETH M. WARE, MAY 10097.
 - C. PHOTOGRAPHIC REFERENCES AND SITE MEASUREMENTS OF NOVEMBER 30, 2016.
 - D. AERIAL PHOTO IMAGE FROM GOOGLE EARTH (2017).

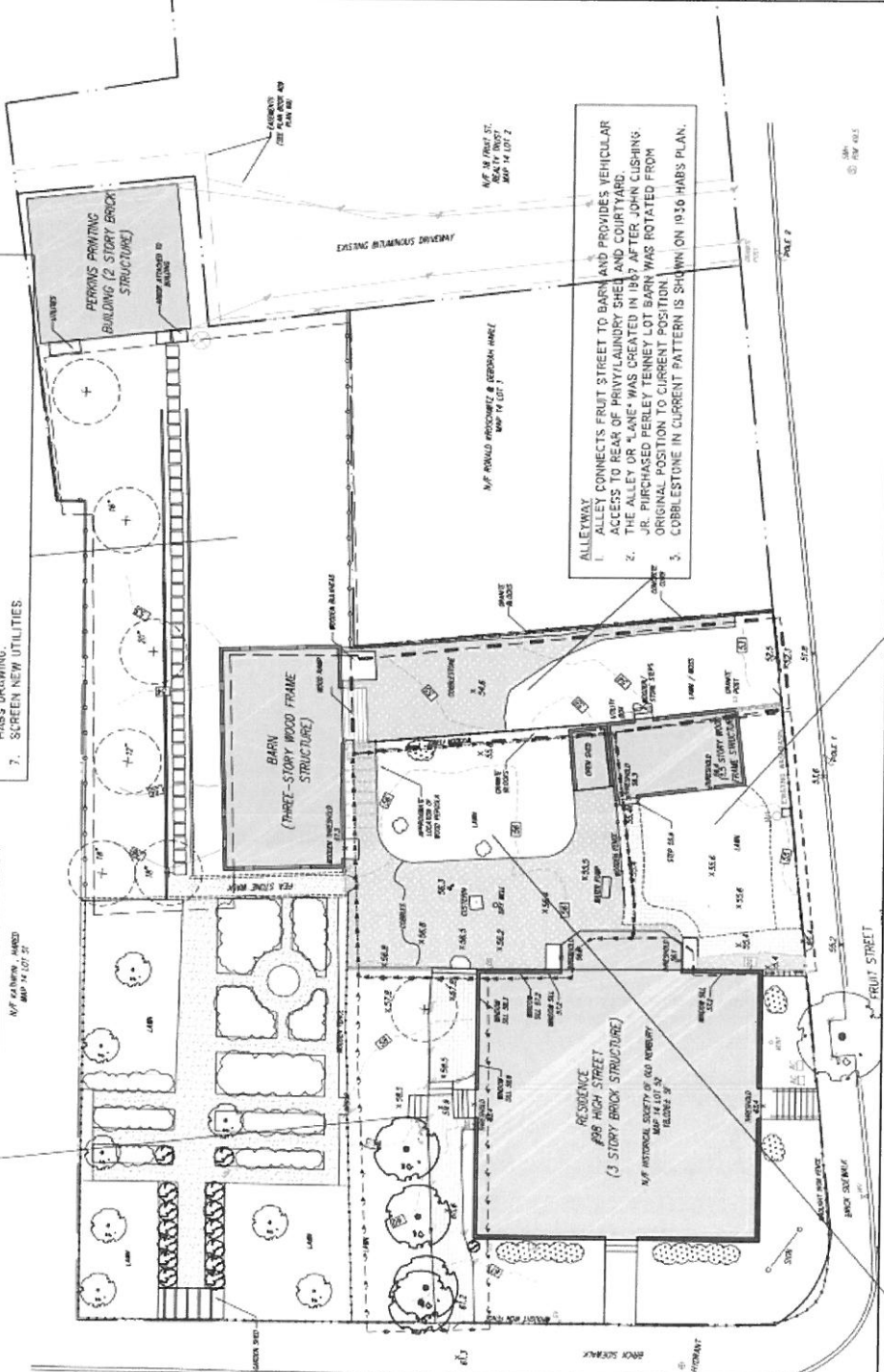
LEGEND:

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



- 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. LANDSCAPE PLANTINGS CONSIST OF 3 BOXWOOD SHRUBS AND A MIX OF FERNS AND GEM-BUD COVER 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. COMPOST AREA SHOULD BE MOVED FROM BARN TO BE CONSISTENT WITH 1936 HABS DRAWING.
 7. SCREEN NEW UTILITIES.

- 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. RECESSED LAWN ARE IN GOOD CONDITION. LAWNY COULD USE RESEEDING/REGRADING.
 5. WALK DOWN TO LAWN



- ALLEYWAY**
1. ALLEYWAY CONNECTS FRUIT STREET TO BARN AND PROVIDES VEHICULAR ACCESS TO REAR OF PRIVY/LAUNDRY SHED AND COURTYARDS.
 2. THE ALLEY OR "LANE" WAS CREATED IN 1847 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.

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

- 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. REGRADING AT BARN IS IN VERY POOR CONDITION AND LAYOUT IS NOT CONSISTENT WITH 1936 HABS DRAWINGS.

PART 3 - FINDINGS AND RECOMMENDATIONS

Treatment Plans

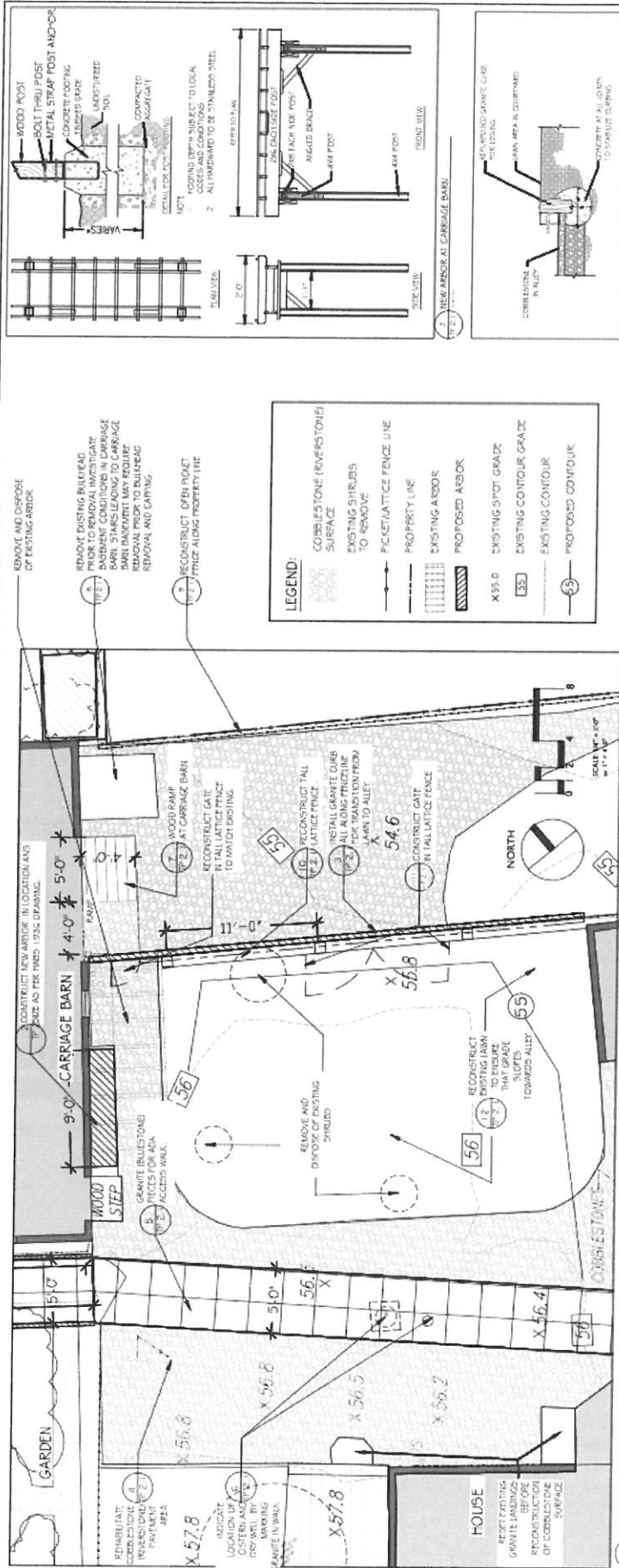
Courtyard and Alley Recommendations

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 replace. 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.

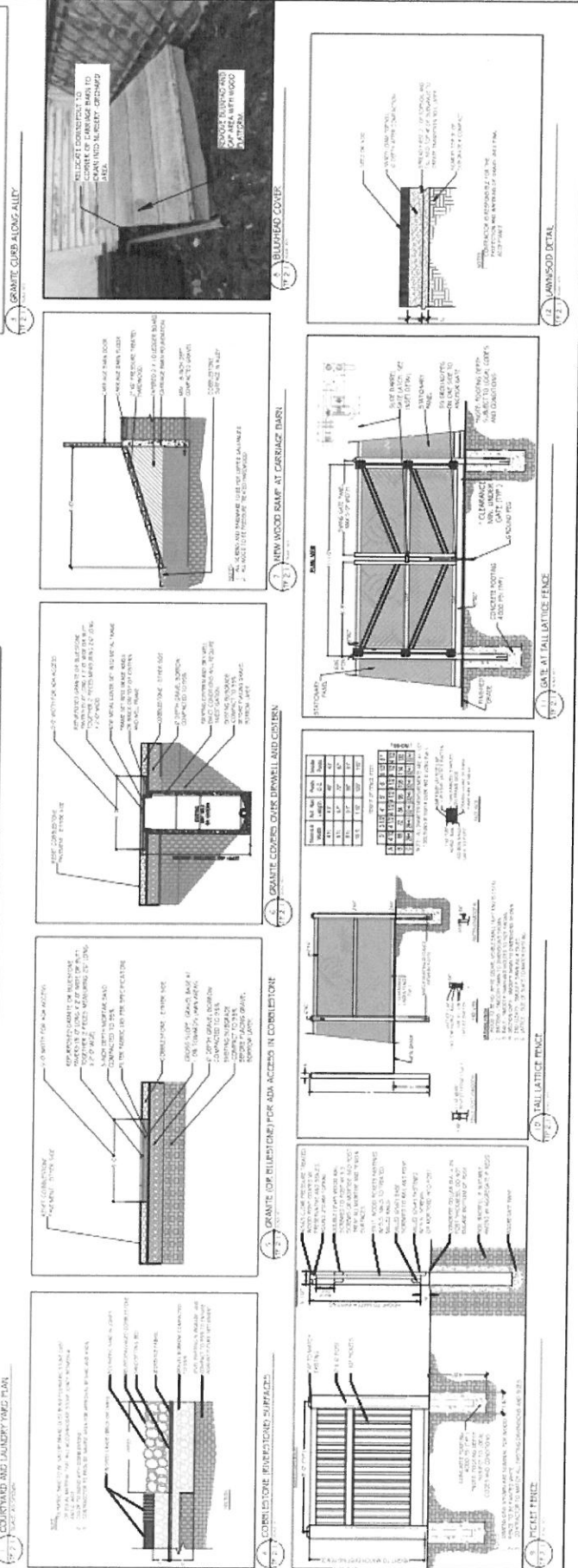
The treatment plan recommends removal of the circa 1930s' bulkhead in the northeast corner of the Carriage Barn at the end of the Alley. Further investigations will be necessary to determine how best to close off the bulkhead opening.

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.



LEGEND:

XXXXXX	COMB. STONE (REVERSE TONE) SURFACE
XXXXXX	EXISTING SHIELDS TO REMOVE
----	PROPOSED LATTICE FENCE LINE
----	PROPERTY LINE
----	EXISTING AND/OR PROPOSED ARBOR
XXXXXX	EXISTING SPOT GRAZE
XXXXXX	EXISTING CONTOUR GRAZE
XXXXXX	EXISTING CONTOUR
XXXXXX	PROPOSED CONTOUR



PART 3 - FINDINGS AND RECOMMENDATIONS

In summary, the treatment plans provide recommendations that :

- Replace existing fences with in-kind materials of the same heights and styles as the existing fences.
- Remove and salvage cobblestone surfaces and restore these surfaces to provide safer access.
- Cover all open wells and cisterns to eliminate hazards
- Remove all plantings and selectively replant areas per historic 1936 HABS drawings.
- Remove the non-historic brick walkway in the Laundry Yard and provide an ADA accessible brick walkway with period brick material.
- Convert the stonedust walk along the south side of the carriage barn to an ADA accessible walk constructed of granite or bluestone pieces.
- Install an ADA accessible path constructed of granite or bluestone pieces across the middle of the reconstructed cobblestone courtyard (salvage unused cobblestones) and continue this path along the south side of the Carriage Barn.
- Provide better functioning for operation and maintenance of the property through implementation of a small unobtrusive trash storage area in the Laundry Yard and double gate access between the Courtyard and the Alley.

Treatment Plans

Nursery-Orchard Area Recommendations

Treatment Plan 2.0 provides recommendations for the Nursery-Orchard Area. The focus here is on replacing the many plantings including trees that are in decline and present a hazard; providing a more accessible walking path connecting the formal garden with the Perkins Printing & Engraving Building; restoring perennial bed areas as per the 1936 HABS drawings; and restoring the fence and arbor structures.

Proposed plantings look to replicate the locations of Trees shown on the HABS drawings, restore an understory of ferns and perennials and remove the invasive vines located in the understory. The existing walkway is comprised of a series of granite pieces set into a cobblestone bed and bordered by brick edging on either side. Although the restored walkway will provide a safer walk, it will not meet ADA guidelines as the stone portion of the path is narrower than ADA guidelines. The fence and arbor features will be reconstructed. One addition which is not of historic precedent includes a low evergreen boxwood hedge to screen the existing air conditioner condenser located in the western corner of the Perkins Printing & Engraving Building.

List of Design Consultant and Sub-consultants: CPC 2021_ fy22

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CITY OF NEWBURYPORT
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To: Newburyport Planning Department, Newburyport Community Preservation Committee, et al.

Re: Funding for the Cushing House Museum Landscape Restoration Project (Phase 3)

The Newburyport Historical Commission wishes to convey its strong support for the proposal made by the Historical Society of Old Newbury (HSON) to be used for the final phase of landscape restoration and rehabilitation of the Cushing House's historic landscape. This work complements the work already funded to restore the cobbled courtyard, and will complete the restoration of the Cushing House grounds and lower garden. In addition to basic restoration work, improvements are planned that will improve accessibility to the paths, gardens and access to the Perkins Mint.

The Cushing House Museum (CHM) is currently under a preservation restriction (PR) between the Massachusetts Historic Commission (MHC) and the Historical Society of Old Newbury. As this work is considered "major" in nature, HSON has provided the MHC with a copy of its plans. The plans will be reviewed again before any work is undertaken to ensure that preservation requirements are met.

The museum's property at High and Fruit streets is unique, in that not only are the buildings unusually well preserved, but the grounds of the property are as well. These areas provide important context for the Cushing House and have considerable historical and educational value. Recently, the grounds have become even more important as an outdoor space that may be used for functions when the museum must be closed to visitors due to the present pandemic. There is no question that this cultural resource in the heart of Newburyport is deserving of the care, maintenance and preservation that it receives under the auspices of the HSON.

Therefore, the NHC fully supports this project and the request for CPA funds needed to accomplish it.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Richards", written over a horizontal line.

Glenn Richards, Chair
Newburyport Historical Commission

January 29, 2021

Mr. Mike Dissette, Chairman
Community Preservation Committee
60 Pleasant Street
Newburyport, MA 01950

Dear Chairman Dissette:

I am writing this letter of support for the Museum of Old Newbury's CPC grant request being submitted in February 2021.

The museum is a valued resource in our community – and has been for over 140 years. During the past 10 years, many improvements have been made to the facility – both internally in the physical plant and outside with the grounds and gardens. But the work is not complete.

We live in an age where pandemic related concerns have resulted in more outdoor events. The museum has made great strides in improving its outdoor laundry yard (including the re-creation of the outhouse). Yet, more work needs to be done. Specifically, granite edging, and cobblestone walkways are in need of repair. The site can also be improved to ensure outdoor seated events take place in a safe and attractive setting. In addition, the campus needs a clear, and usable, walkway between the main Cushing building, and the Perkins printing building.

Note that the museum's request "checks the box" on two (out of four) important Community Preservation Act goals:

- **Historic Preservation:** the acquisition, preservation, rehabilitation and restoration of historic resources, and
- **Land for Recreational Use:** capital improvements that focus on recreational projects and the use of land for community gardens

For the Newburyport community at large, this project is significant. Having a garden-like setting that reflects the historical nature of the High Street neighborhood is a priority. The work would result in a setting that reflects the well documented "Newburyport landscapes" - described in the book "Gardens of the New Republic – Fashioning the Landscapes of High Street, Newburyport Massachusetts" (published December 2003). The recreated landscape that this request funds would be available for museum and public events. It would be a tremendous asset to the community.

As a Newburyport citizen, neighbor, museum member, and local historian, I support this CPC grant request. I believe it would not only improve the museum setting and campus, but also provide a community resource that will be available to the general public. It will make the museum landscape consistent with the historic nature of the High Street corridor. The project will provide important barrier free accessibility for those that need it. Finally, the grant would preserve the property's historic integrity, appearance, and usefulness.

I strongly urge the CPC's support and approval of this important project.

Thank You,

A handwritten signature in black ink that reads "Jack Santos". The signature is written in a cursive, flowing style.

January 30, 2021

Mr. Mike Dissette, Chair
Newburyport Community Preservation Committee

Dear Mr. Dissette and Committee Members:

I am pleased to present this letter of support on behalf of the application submitted to the committee by the Museum of Old Newbury for the final and third phase of the landscape restoration and rehabilitation of the Cushing House's historic landscape.

The Community Preservation Committee members can continually count on the Museum staff to effectively manage and complete grant projects that are always for the benefit of the community. Since the Covid-19 pandemic the Museum staff adapted quickly and stayed in touch weekly with members and friends via an e-Newsletter, virtual presentations and tours, live zoom chats, and calendar sales.

Phase III will restore and provide barrier free accessibility to the formal gardens, carriage barn and Perkins Printing and Engraving building.

In late 2019, Phase I of the Laundry Yard and forecourt was completed with CPC financial assistance. Phase II extends the outdoor space with barrier free accessibility and lighting and completion date is Spring of 2021. Another significant project with the assistance of CPC is replacing the original wiring at the Cushing House and installing a comprehensive new electrical system. The new system will protect Newburyport's most valuable resources and protect and preserve tens of thousands of objects and archival documents stored and exhibited there. This project is nearing completion.

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 Museum of Old Newbury is an invaluable resource. 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,

Ghlee E. Woodworth
51 Prospect Street
Newburyport

February 1, 2021

Newburyport Community Preservation Committee
c/o Office of Planning and Development
Newburyport City Hall
60 Pleasant Street
Newburyport, MA. 01950

Dear Community Preservation Committee Members,

I support the Historical Society of Old Newbury's restoration and rehabilitation of the Cushing House Museum's (Museum) historic landscape. As a neighbor of the Museum, I am aware of its historic significance to Newburyport and its value to both residents and tourists. Before the pandemic, visitors came not only from local environs, but from afar, as evidenced by the many out-of-state car license plates. For locals, including myself, the gardens and cobble courtyard provide beauty to observe on our daily walks and provide the sense of place that makes Newburyport special. The Museum is an asset to our community and restoring its historic landscape benefits the City of Newburyport's residents and tourists.

The Museum uses its garden and courtyard spaces for programs and events. Especially during the pandemic, these outdoor spaces are valuable in enriching visitors' knowledge of both the Museum and the Perkins Printing and Engraving building and in ensuring that the Museum stays active and solvent. The proposed project will also provide more accessible walking paths—a very important accommodation for all museums. Restoring the landscape of the museum to the historically accurate level of its interior and improving its safety and usability will benefit all visitors. Please support the Historical Society of Old Newbury's proposal.

Sincerely,



Andrea Gaut Eigerman
83 High Street
Newburyport, MA. 01950

January 22, 2021

Mr. Mike Dissette, Chairman
Community Preservation Committee
City Hall
60 Pleasant Street
Newburyport, MA 01950

To the Members of the Community Preservation Committee

This is a letter in support for the application by the Museum of Old Newbury to the Newburyport Community Preservation Committee for the landscape restoration and rehabilitation of the Cushing House Historic grounds and gardens. We are both long-term Newburyporters and have treasured the fact that we live across the street from what is considered as one of the city's treasures. As we look onto the house and gardens, we marvel at how beautifully preserved the historical heritage of Newburyport has been. But we are also concerned that without community support, such a precious and fragile heritage might deteriorate and disappear. The leadership of the Museum has diligently inspected and maintained the grounds and gardens of the Cushing House through the support of volunteers and local institutions and we are grateful for that. But this is an ongoing process.

We therefore hope that the Newburyport Community Preservation Committee will support and fund the final phase of the landscape restoration and rehabilitation at the Cushing House so that future generations will be allowed to appreciate and enjoy this historical gem.

With our respectful regards,

Jennifer Day and Marc Cendron, M.D.
91 High Street
Newburyport, Ma 01950