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September 18, 2018

Planning Board
Attn: Bonnie Sontag, Chairman
City of Newburyport
60 Pleasant Street
Newburyport, MA 01950

Re: Memorandum in Support of Special Permit for Downtown Overlay District for 20
Fair Street, Unit #2 (Our File No. 18-263)

Dear Ms. Sontag:

I represent Claire and Paul Bloom (the "Petitioners") in the above matter. You have along with the application in your file a site plan (the "Plan") and elevation drawings (the "Elevations") in support of the Petitioner's application for a special permit in the Downtown Overlay District (the "DOD"). The Petitioners submit this application for your review and for the review of the Newburyport Historical Commission for its use in developing an Historical Report pursuant to the requirements of the DOD.

Existing Conditions

The locus is a condominium unit located in the B-2 zoning district and within the DOD. The building is an existing two-unit condominium structure and is listed as a contributing structure to the Newburyport Historic District. The District Data Sheet lists it as a Greek Revival style constructed in or about 1840. According to the enclosed Assessor's Card, the gross area of the Unit is 2,884 square feet and the living area is 1,830 square feet. The gross area of enclosed screen porch (the "Sunroom") is 104 square feet. The Unit has two stories, a finished attic and unfinished basement.

Proposed Construction

The Petitioners are proposing to remove the existing Sunroom and install two (2) new windows on the southern facing side of the structure. The applicant's project will stay within existing dimensional requirements and the original dimensions of the structure, and in fact will reduce the existing footprint of the structure by removing of the Sunroom.

Further, the Petitioners will be remodeling the existing structure to include removal, relocation and replacement of exterior doorway on the southern facing side of the

structure and have proposed the installation of a sliding door near the southwestern corner of the structure. The proposed sliding door near the rear of the property will likely not be visible from the street. The location of the existing door will be replaced with a new window on the on the southern facing side of the structure

Additionally, the proposed remodeling includes the removal of the one (1) southern facing living room window and the installation of two (2) new windows on the south facing living room wall thereby altering the window pattern on the southern facing living room wall. The proposed remodeling also includes the relocation and installation of a new window on the westerly facing side of the house at the rear of the structure. In total, the proposed remodeling includes six (6) new window locations.

These renovations above will include alteration and removal and replacement of some exterior architectural features as well as some historic exterior architectural features as those are defined in the Newburyport Zoning Ordinance (“NZO”) Section XXVII-D. These alterations will not alter or extend any existing nonconforming setbacks or other dimensional requirements and will not create any dimensional nonconformities.

DOD Special Permit

The Petitioner’s application triggers DOD review. Section XXVII-F5a of the NZO provides as follows:

New construction and alterations must be compatible with existing historic buildings and structures within the DOD: New construction and alteration within the DOD shall not disrupt the essential form and integrity of (i) the subject historic building, structure or exterior architectural features, (ii) the lot where it is located, or (iii) its setting within the DOD. Moreover, new construction and alteration within the DOD shall be compatible with the size, scale, height, color (excepting paint color), material, and character of the (x) subject historic building, structure or exterior architectural feature, (y) the lot where it is located, and (z) its setting within the DOD, as the case may be.

As shown in the Plan and Elevations provided along with the photographs of the surrounding properties the removal of the Sunroom and the other changes proposed will not change the essential form and integrity of the building and will be compatible with the existing building and the surrounding properties. The design for the project has been sensitive to the district and the existing historical structure itself.

Conclusion

For the foregoing reasons the Petitioner respectfully requests the Planning Board to grant the DOD Special Permit.

Do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Griffin', with a long horizontal line extending to the right.

Mark Griffin

MG

Encls.

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City of Newburyport Planning Board
Application for a DOD SPECIAL PERMIT

Petitioner: Claire and Paul Bloom c/o Mark Griffin, Esq.
Address: 30 Green Street, Newburyport, MA 01950
Phone: 978-462-1514
Email: mark@finnic.com
Owner: Claire and Paul Bloom
Address: Same as above
Phone: Same as above

Site Address: 20 Fair Street, Unit #2
Assessor's Map and Lot(s): 8/21 Zoning District: B-2/DOD
Book and Page #: 36766/084 or Certificate of Title: _____

The applicant is requesting a Special Permit under Section XXVII – Downtown Overlay District (DOD) for the following request:

Demolish existing one story sunporch and install two (2) new windows at side of structure. Modify side and rear elevation to accommodate new interior plan and demolition of sunporch.

The following information was submitted to the Newburyport Historical Commission at least 21 days prior to submission to the Planning Board:

- A copy of the District Data Sheet or the MHC survey form for the subject property that was prepared in connection with the Newburyport Historic District: <http://www.cityofnewburyport.com/historical-commission/pages/historic-property-surveys>
- Copies of historic (if any) and current photographs of the relevant elevations, exterior architectural features, and structural members.
- Architectural plans, elevations, or renderings depicting the proposed new construction, demolition, or alteration.
- Photos of adjacent structures or setting.

Petitioner and Landowner signature(s):
Signature 
Print or type above name(s) here Claire and Paul Bloom c/o Mark Griffin Esq.

CITY OF NEWBURYPORT, MA
ZONING REVIEW (BUILDING PERMIT DENIAL)

APR# 2018-075

Name: Claire and Paul Bloom/Mark Griffin Finneran & Nicholson

Address: 20 Fair Street (18-20 Fair) Zoning District(s): B2/DOD

Request: Demolish existing 1 story sunporch at side of structure. Modify side and rear elevation to accomodate new interior plan and demolition of sunporch.

ZONING BOARD REVIEW REQUIRED

Variance

- Use Regulations (V)
- Dimensional Controls (VI)
 - Lot Area Open Space Front Yard
 - Lot Frontage Height Side Yard
 - Lot Coverage Lot Width Rear Yard
- Parking (VII)

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 _____

Sign Variance

- Signs (VIII)
 - Type Size
 - Lighting Location

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking Rear Yard
 - Upward Extension Lot Coverage
 - Open Space Side Yard
 - Height Lot Frontage
 - Lot Area Front Yard
 - Use
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
 - FAR Height
 - Lot Coverage Setbacks
 - Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # _____
- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking Rear Yard
 - Upward Extension Lot Coverage
 - Open Space Side Yard
 - Height Lot Frontage
 - Lot Area Front Yard
 - Use
- Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

 9/10/2018
Newburyport Zoning Administrator Date

CURRENT OWNER
 ROSEN MARK
 PAULA ESTEY T/E
 20 FAIR ST
 NEWBURYPORT, MA 01950

UTILITIES
 Other ID: 8-21-A/B
 SUB-DIV: CONDO C.V. FY03
 PHOTO: IN/LAW Y/N:
 WARD: LOT SPLIT:
 TITLE #: 40B HSNQ:

STRT/ROAD
 ATT 1/2 HSE:
 GIS ID: M_251738_951292

LOCATION
 Description: RESIDENTL
 Code: 1021
 Appraised Value: 494,400
 Assessed Value: 494,400

CURRENT ASSESSMENT
 Code: 1021
 Appraised Value: 494,400
 Assessed Value: 494,400

123
 NEWBURYPORT, MA



RECORD OF OWNERSHIP

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
2018								
PREVIOUS ASSESSMENTS (HISTORY)								
2017			494,400	1021			472,600	
2016			494,400	1021			472,600	
Total: 494,400								

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NOTES								
WHITE IA								
CONVERTED FY03								
UNIT 2								

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	492,600
Appraised XF (B) Value (Bldg)	1,800
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	494,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	494,400

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
	05/22/2007							
	02/09/2007							

LAND LINE VALUATION SECTION

Use	Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Disc.	Acres	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing	S Adj	Fac	Adj	Unit Price	Land Value
1	CONDO	B2				0 SF	0.01	0.0100	0	1.0000	0.01		0.00			.00			0.00	0

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	CD	Ch	Description	Element	CD	Ch	Description
Style	55		Condominium				
Model	05		Res Condo				
Grade	03		Average				
Stories	2		2 Stories				
Occupancy	1						
Interior Wall 1	03		Plastered				
Interior Wall 2	14		Carpet				
Interior Floor 1	12		Hardwood				
Interior Floor 2	02		Oil				
Heat Fuel	05		Hot Water				
Heat Type	01		None				
AC Type	02		2 Bedrooms				
Ttl Bedrms	2		2 Full				
Ttl Bathrms	1						
Ttl Half Bths	1						
Xtra Fixturs	8						
Total Rooms	02		Average				
Bath Style	02		Average				
Kitchen Style	02						

CONDO DATA

Complex Acct#	102907	ID	3270	% Own	50
Complex Name	18 Fair	B#	1	S#	1
Adjust Type	Code	Description	Factor %		
Unit Type	01	complex adi.	122		
Unit Locn					

COST/MARKET VALUATION

Adj. Base Rate:	336.79
Replace Cost	693,797
AYB	1900
EYB	1988
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	29
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	71
Overall % Cond	492,600
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEM(S) // XF-BUILDING EXTRA FEATURES(B)

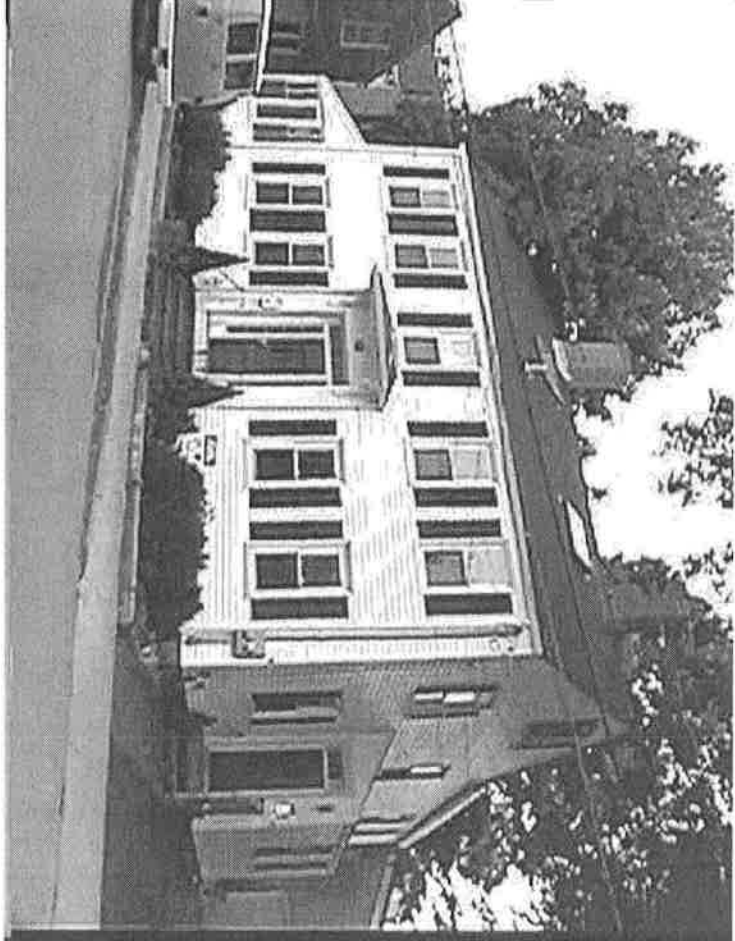
Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dpr	Rt	Cntd	%Cntd	Apr	Value
FPL1	FIREPLACE 1			B	1	3,500.00	1988			1	50		1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underrec. Value
BAS	First Floor	915	915	915	336.79	308,167
FAT	Attic	41	206	41	67.03	13,809
FEP	Porch, Enclosed	0	104	73	236.40	24,586
FUS	Upper Story, Finished	874	874	874	336.79	294,359
UBM	Basement, Unfinished	0	785	157	67.36	52,877

Ttl. Gross Liv/Lease Area: 1,830 2,884 2,060 693,797

BAS[915]
FUS[874]
FAT[206]
UBM[785]
FEP[104]



Newburyport Historic District District Data Sheets

*Status Code: The contributing status of structures has been assigned based on the retention of pre-1930 designs.

C – Buildings which clearly have major identifiable elements of their original (pre-1930) designs.

INT – Those structures built after 1930 have been designated as intrusions.

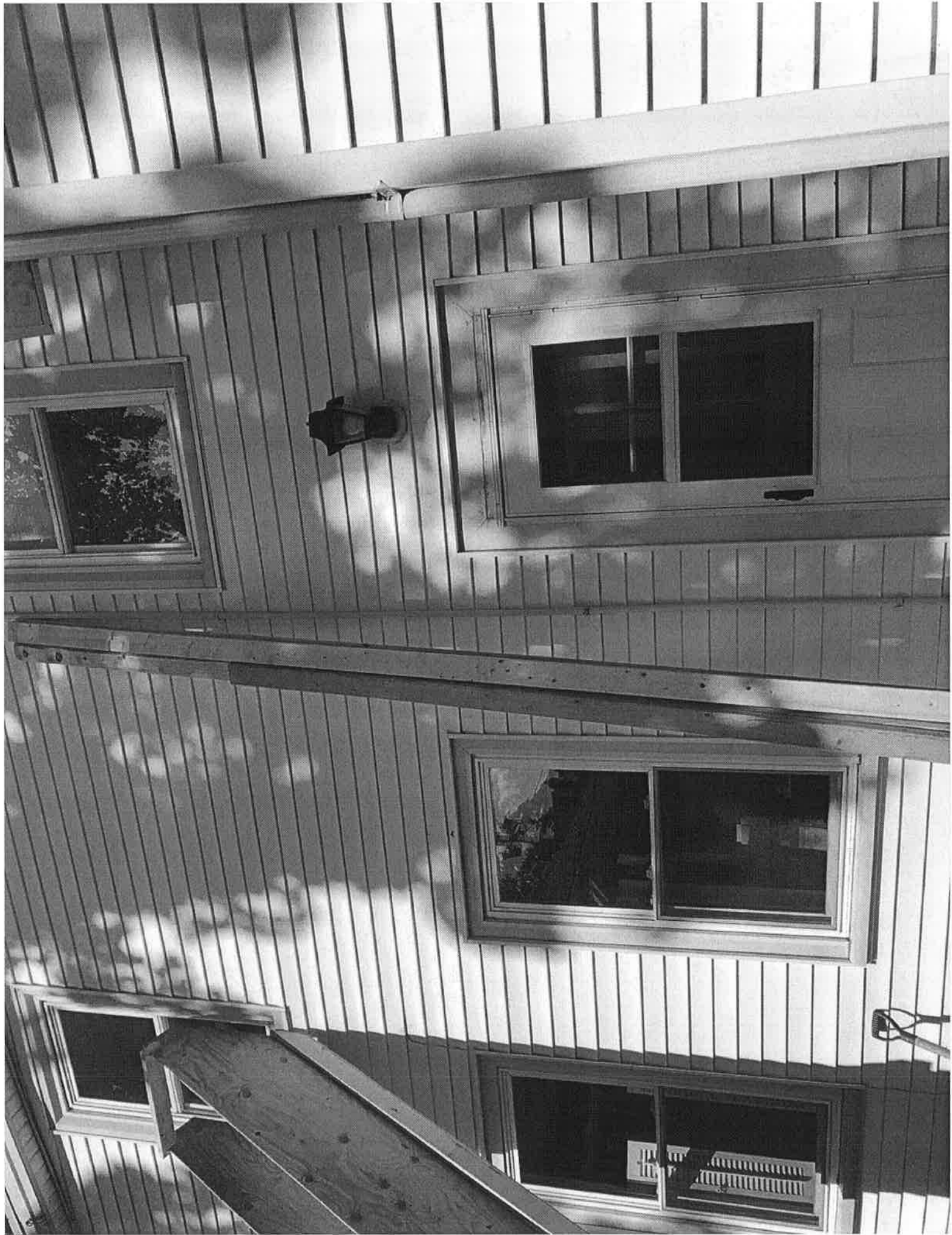
MC – Structures which appear to pre-date 1930 and which are similar in scale and materials to their neighbors, but which have undergone major alterations such that their period of origin cannot be readily determined, designated minor contributing structures.

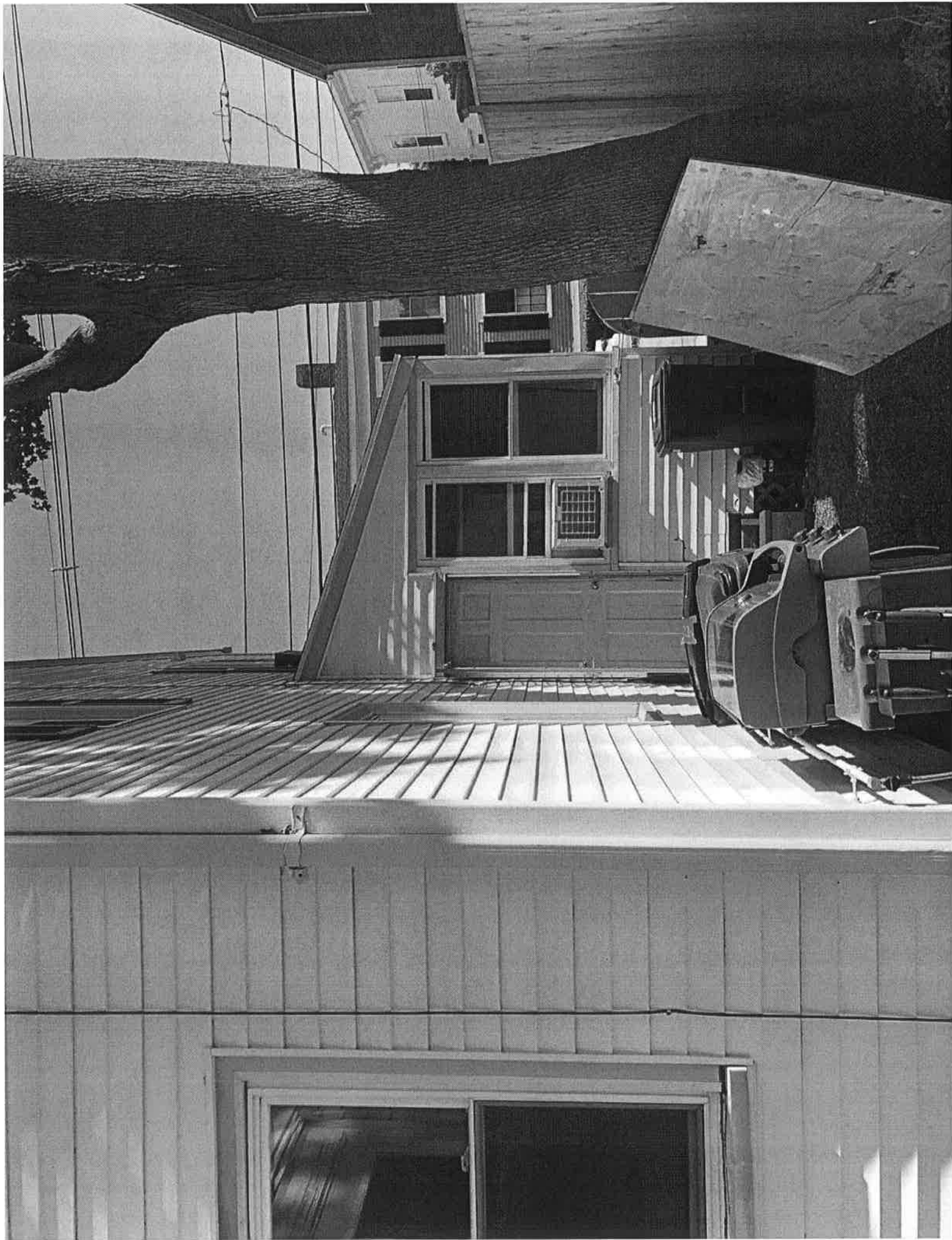
Fair Street

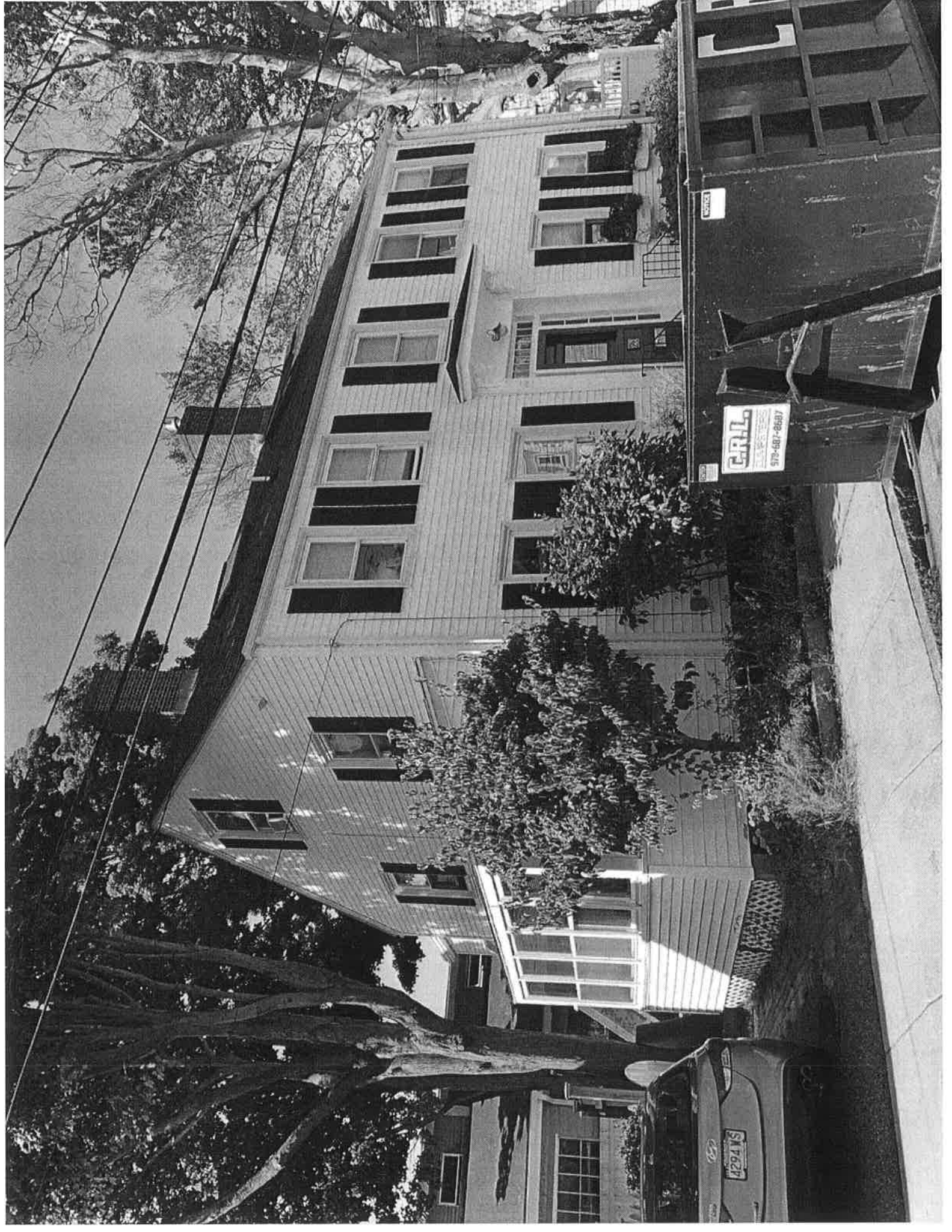
Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
1-3	16-68		Pre-1825; ca 1900?	Timber frame vernacular; moved?	C
5	16-69		Ca 1850	Greek Revival/Double House	C
7	16-70		Ca 1850	Greek Revival/Double House	C
9	16-71		Ca 1850	Greek Revival/Row House	C
11	16-72		Ca 1850	Greek Revival/Row House	C
13	16-73		Ca 1850	Greek Revival/Row House	C
15	16-74		Ca 1850	Italianate	C
17	16-75		Ca 1855	Italianate	C
19	16-76		Ca 1855	Greek Revival/Italianate	C
21	16-77		Ca 1855	Italianate	C
23 ----- -	16-84 ----- ---	-----	Parking Lot -----	-----	----- -
27	16-87	Spofford House	Ca 1775	Twin-chimney gambrel (late Georgian)	C
29-31	16-88		Ca 1775	Twin-chimney gambrel	C
33	16-90	J. Follansbee House	Ca 1800	Federalist	C
37 ----- -	----- --	----- See	1 Orange Street-	-----	----- -
41	15-76	Wigglesworth-Lunt House	Ca 1750-1775; mid-19 th Century	Twin-chimney gambrel; Victorian alterations	C
43 ----- --	----- --	----- See	28 Temple Street	-----	----- -
4	8-28	Salvation Army	Ca 1970		INT
6	8-27	Salvation Army	Ca 1970		INT
8	8-26		Ca 1845	Sidehall Greek Revival	C
10	8-25		Ca 1845	Sidehall Greek Revival	C
12	8-24		Pre-1840	Timber frame vernacular	C
14	8-23		Ca 1890	Queen Anne/Double House	C
16	8-22		Ca 1890	Queen Anne/Double House	C
18-20	8-21		Ca 1840	Greek Revival	C
22	8-20		Ca 1840	Timber frame cottage	MC
24	7-35		Ca 1910	astylistic	MC
26	7-34A		Ca 1910	Astylistic/Four Family House	MC
28	7-34		Ca 1910	Astylistic/Four Family House	MC
30	7-19	Thomas Huse House	Ca 1800-1825	Federalist	C
32	7-18	Titcomb-Jaques House	Ca 1840	Sidehall Greek Revival	C
34 -----	7-9 -----	-----	Parking Lot -----	-----	-----

-	-		-		--
36	7-8		Parking Lot		
-	--		-		--
40	7-7		Pre-1850	Central-chimney timber frame	C
44-50	5-22		1970's	Contemporary/Apartment House	INT
<u>52-54</u>	5-8		Ca 1900	Colonial Revival/Apartment House	C

Home

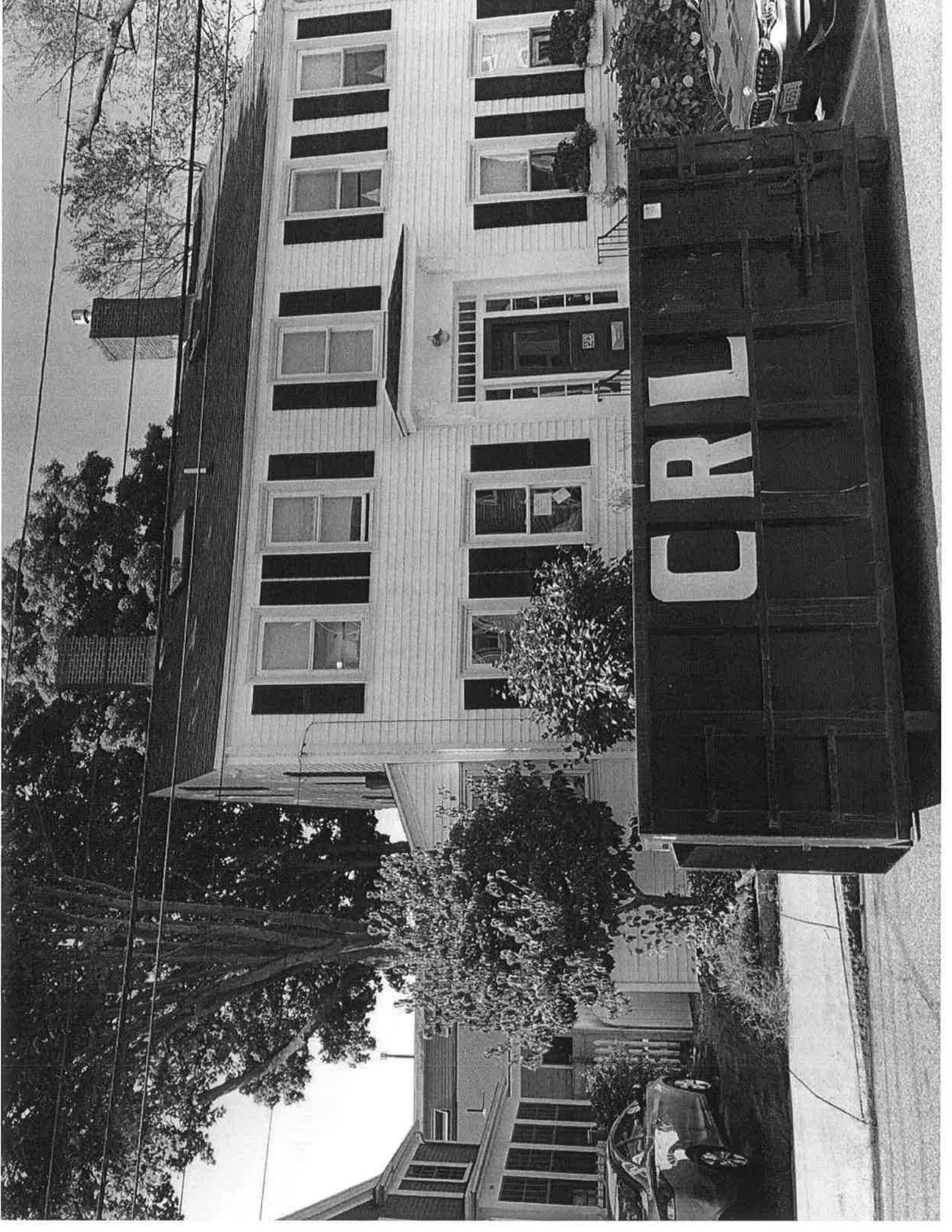






CAROL
978-681-8887

42941S



CRIL





















15 Fair Street



16 Fair Street

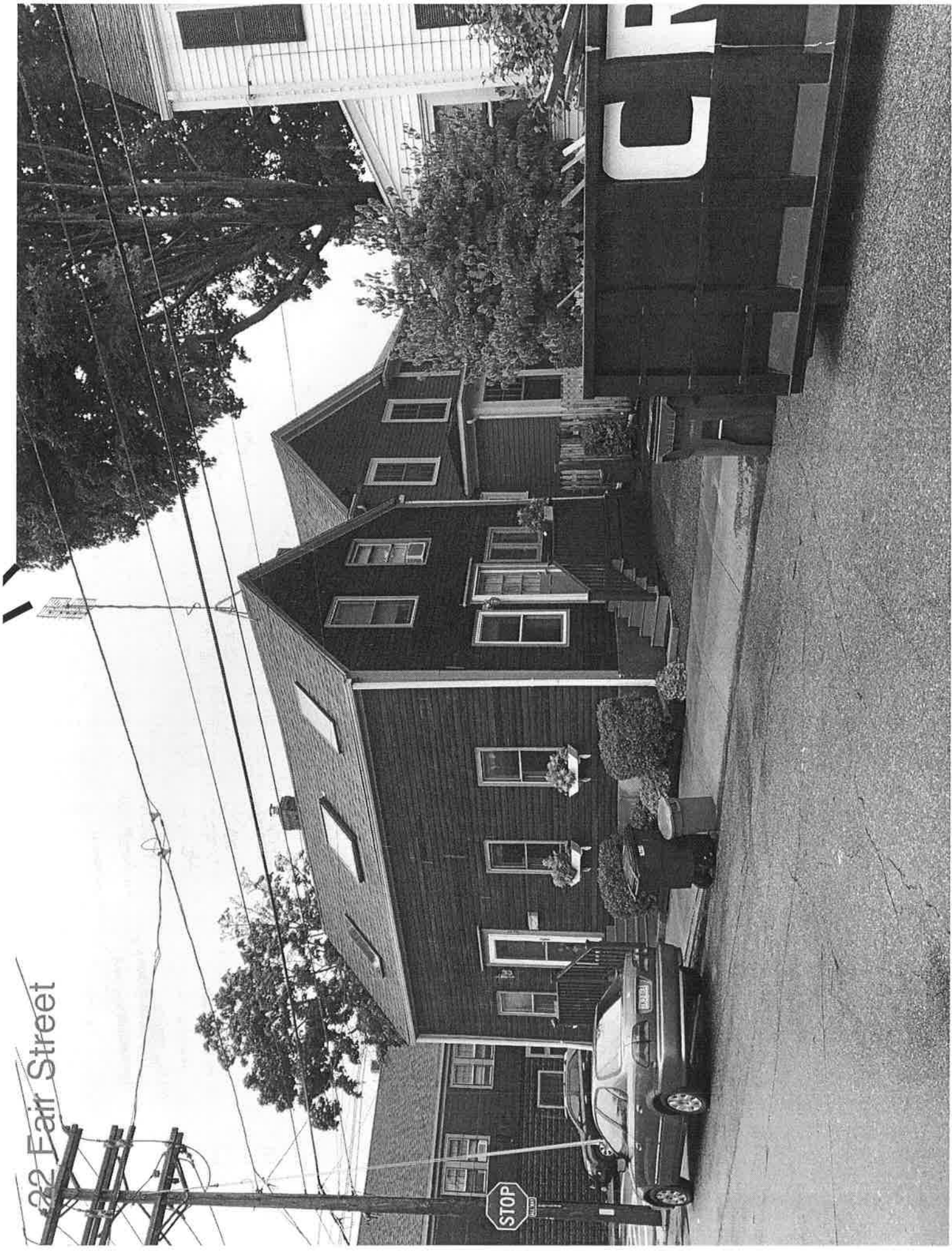


10

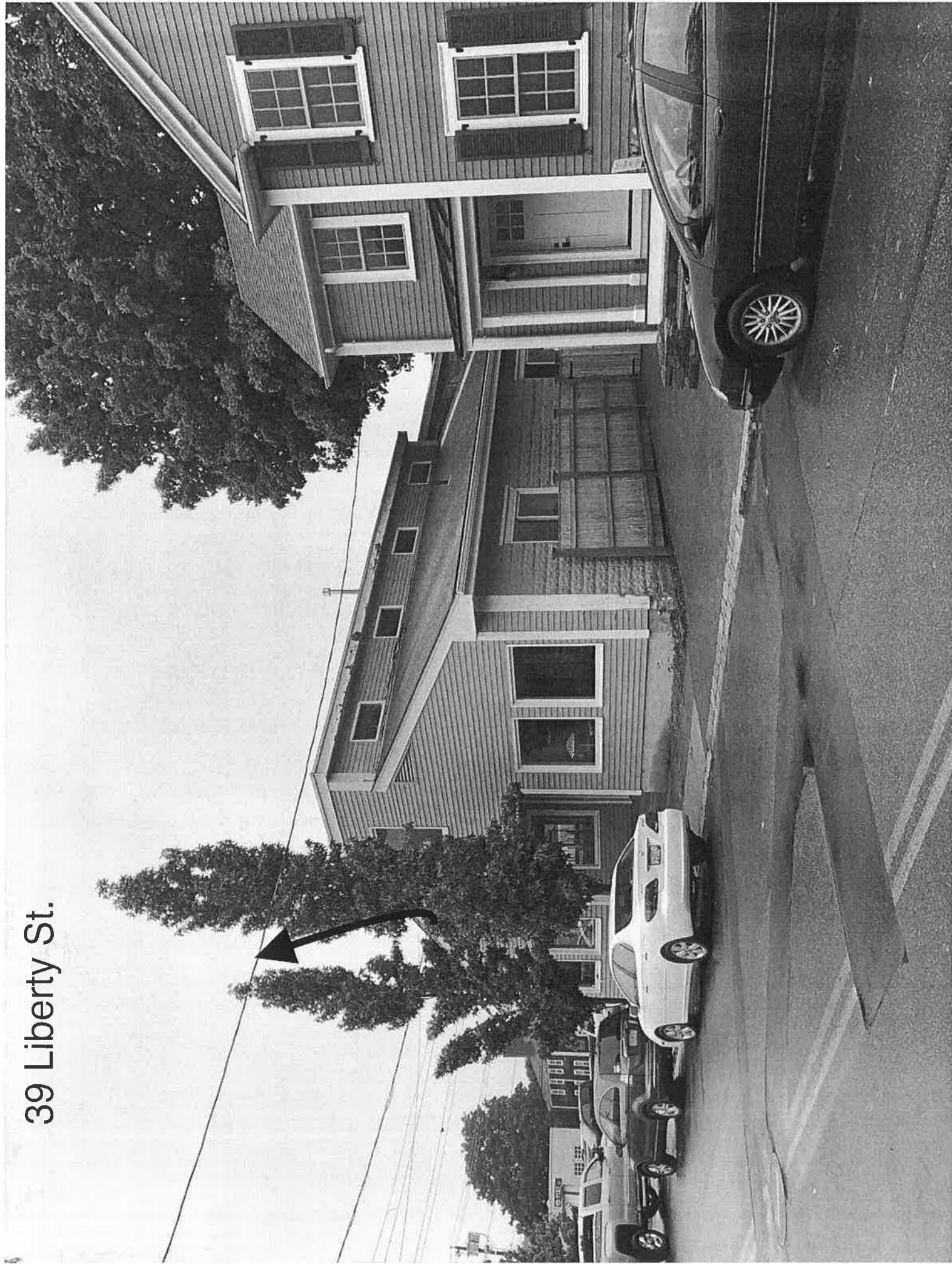
17 Fair Street



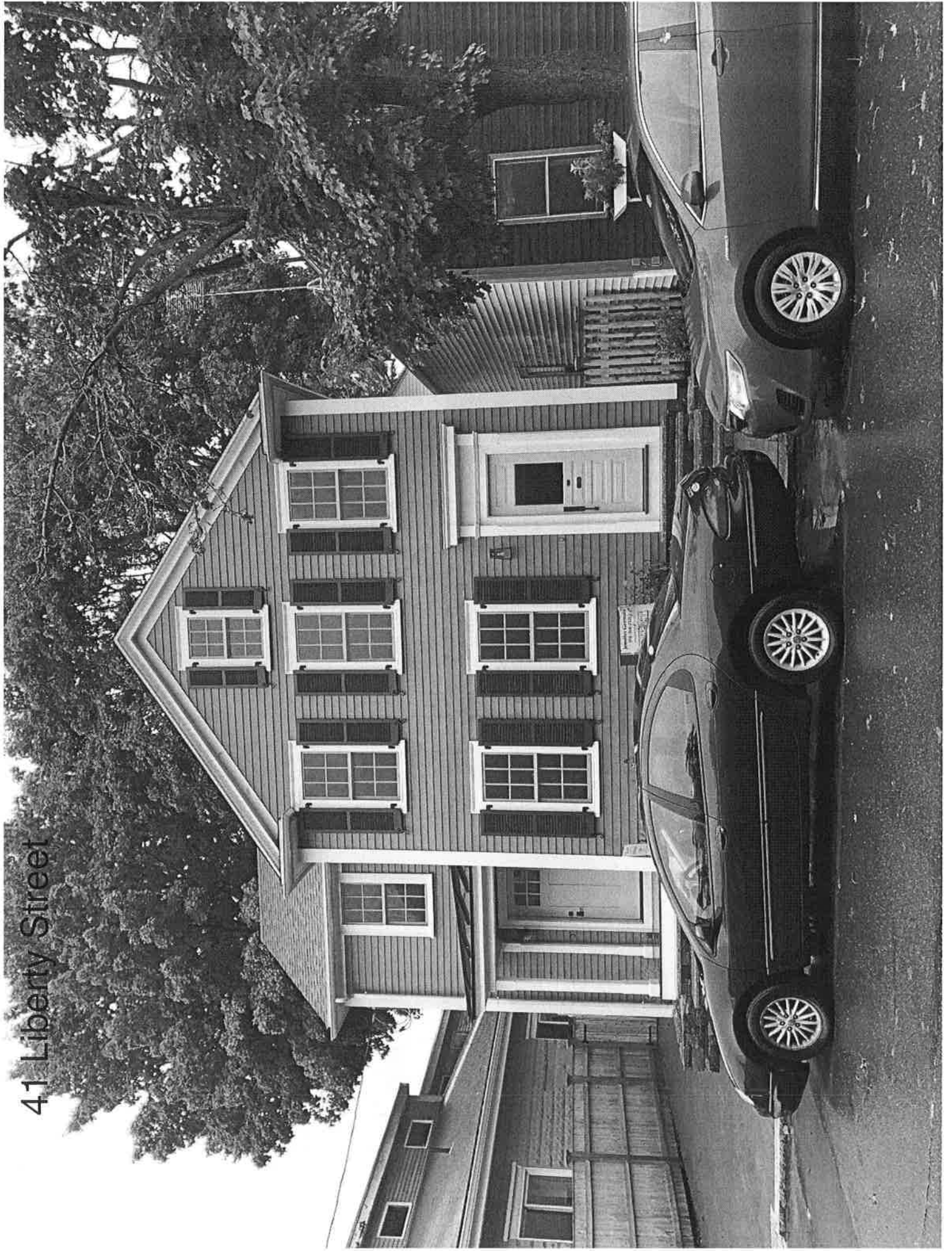
22 Fair Street



39 Liberty St.



41 Liberty Street



RUSSELL:BLOOM RESIDENCE

20 Fair Street, #2
Newburyport, MA

architect:

GRAF ARCHITECTS

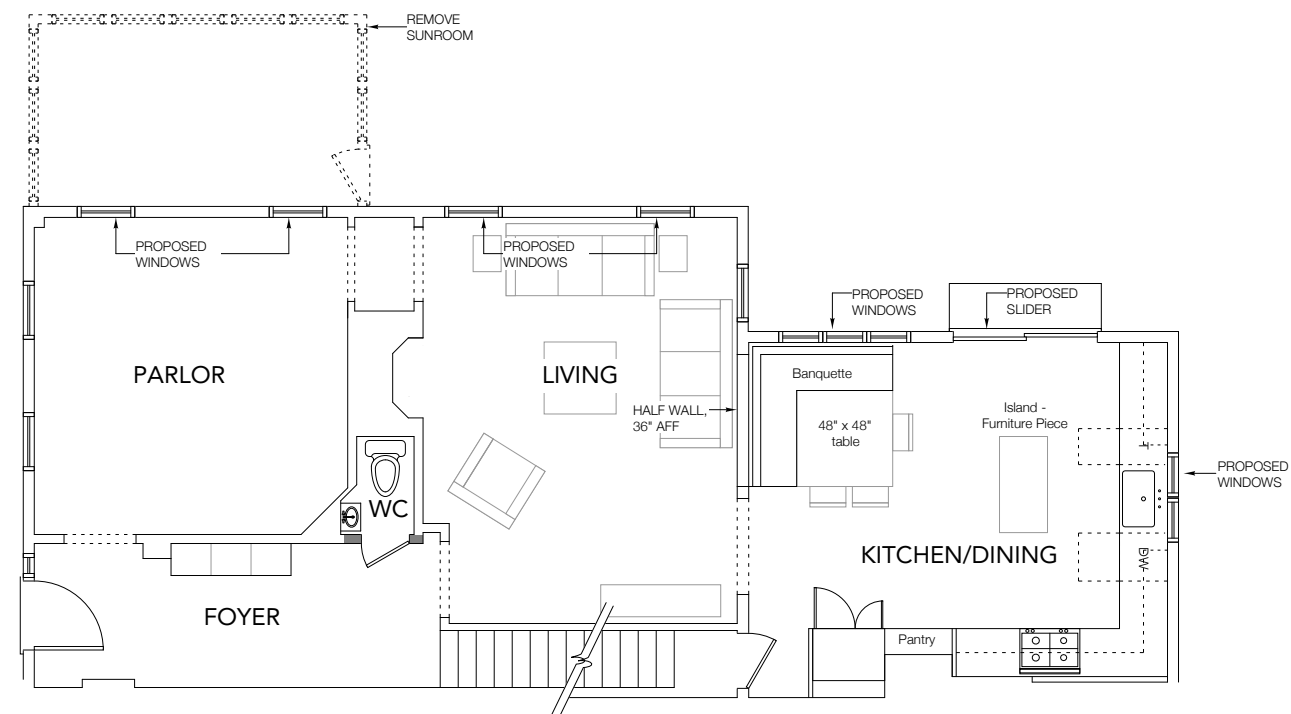
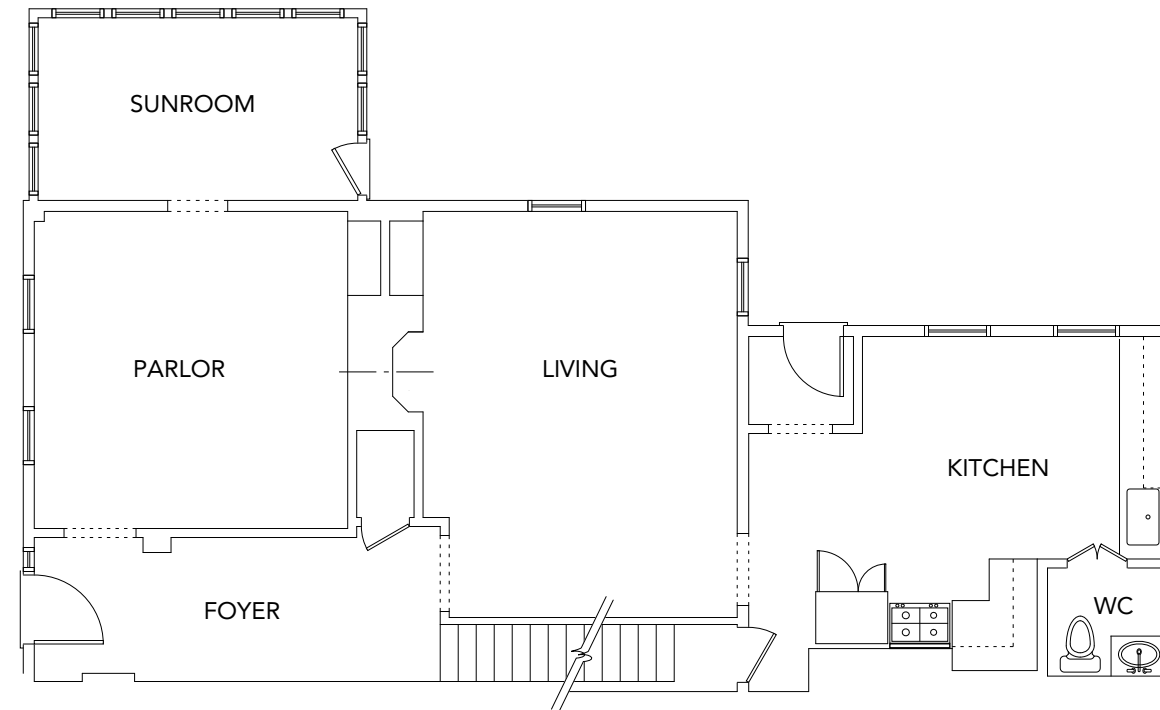
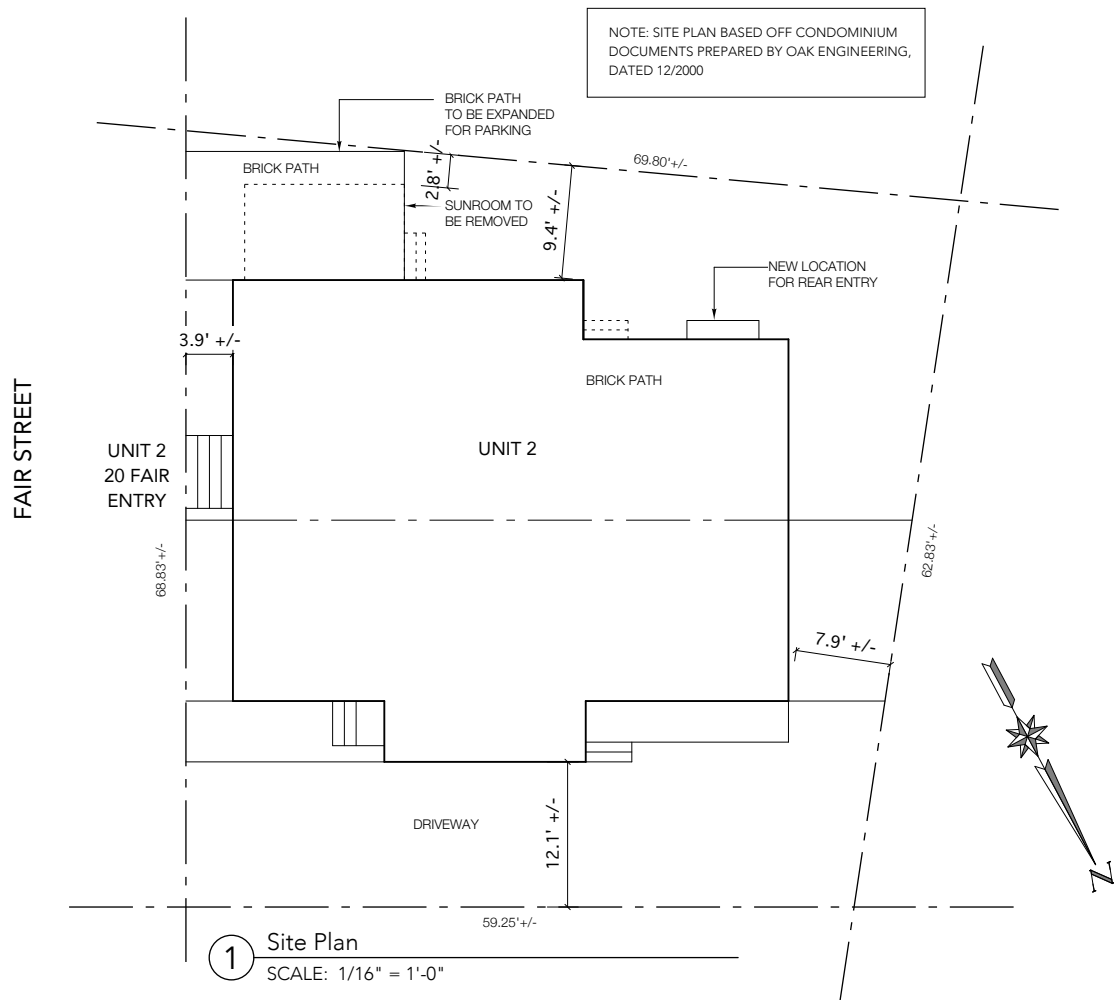
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442

title:

Site Plan, Front Elevation, Existing + Proposed Floor Plans

SCALE: As Noted
6 september 2018

A01



project:

RUSSELL:BLOOM RESIDENCE

20 Fair Street, #2
Newburyport, MA

architect:

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978.499.9442
www.grafarch.com

title:

Existing + Proposed Exterior Elevations

SCALE: 1/8" = 1'-0"

6 september 2018

A02



1 Side Exterior Elevation - EXISTING
SCALE: 1/8" = 1'-0"



2 Rear Exterior Elevation - EXISTING
SCALE: 1/8" = 1'-0"



3 Side Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"



4 Rear Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"