

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 12 Harrison St

Applicant: Michael J Gray

Address: 12 Harrison St, Newburyport MA

Phone: 781-589-3627 Email: mgray@gray-boys.com

Owner (if different) _____

Year built: 1850 Area (sq. ft.): 3600

Architectural style: Georgian

- The structure is:
- A principal structure which is in whole or in part 75 or more years old
 - An accessory structure 100 or more years old
 - Listed on the National Register of Historic Places
 - Previously designated by the Commission to be a significant building

Structure type: Residential: Single Family Two-Family Multi-Family

Outbuilding: Specify: Proposed 22'x24' garage 15' tall

Commercial: Specify: _____

Institutional: Specify: _____

A District Data Sheet is: attached not available for this structure

A Form B survey is: attached not available for this structure

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

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

Rear elevation of roof

**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**

Describe reasons for demolition:

Shed roof was added to the original structure previous to us purchasing the home. Part of the original gambrel gable elevation will be brought back and the rear elevation will be domed to accommodate a roof deck.

Describe alternatives to demolition that have been considered:

None

Please attach additional pages if necessary.

Applicant's Signature Michael J Gray Date 03/12/2020
Owner's Signature (if different) _____ Date _____

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-032

Name: Mike Gray

Address: 12 Harrison Street Zoning District(s): R2/DCOD

Request: Revert existing non conforming 2 family to single family including roof line change and exterior stair demolition at rear of structure. Primary gambrel roof line and el at rear to be replaced at higher elevation. Proposal also includes an accessory structure that does not require zoning relief.

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

- Signs (VIII)
 - Type
 - Lighting
 - Size
 - Location

Other

Special Permit

- Table of Use Regulations (V.D) #: _____
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)*
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Special Permit for Non-Conformities

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

PLANNING BOARD REVIEW REQUIRED

Special Permit

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

Special Permit for Non-Conformities

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

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

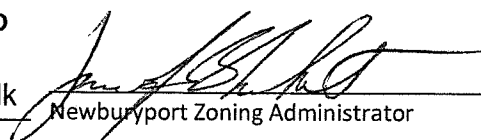
- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

review for substantial rehab tree and sidewalk


Newburyport Zoning Administrator

03/10/2020

Date

12-14 HARRISON ST

Location 12-14 HARRISON ST MBLU 26/ 36/ / /

Owner HOLOHAN MICHAEL J Assessment \$878,200

PID 1423 Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$508,500	\$369,700	\$878,200

Owner of Record

Owner HOLOHAN MICHAEL J Sale Price \$90,000
 Co-Owner NADINE E T/E Certificate
 Address 12 HARRISON ST Book & Page 15062/0203
 NEWBURYPORT, MA 01950 Sale Date 09/01/1998
 Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HOLOHAN MICHAEL J	\$90,000		15062/0203	1A	09/01/1998
WOOD, HOPE G.	\$1		12587/0117	1F	05/24/1994
WOOD HOPE G	\$0		5368/ 516		

Building Information

Building 1 : Section 1

Year Built: 1850
 Living Area: 3,651

Building Photo

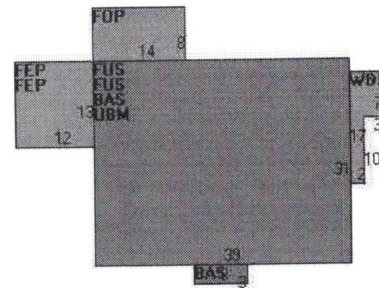
Building Attributes	
Field	Description
Style	Family Conver.
Model	Residential
Stories:	3 Stories
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall 2	

Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	12 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style



(http://images.vgsi.com/photos/NewburyportMAPPhotos/\001\00\09\71.jpg)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/142:

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	2,418	2,418	
BAS	First Floor	1,233	1,233	
FEP	Porch, Enclosed	312	0	
FOP	Porch, Open	112	0	
UBM	Basement, Unfinished	1,209	0	
WDK	Deck, Wood	55	0	
		5,339	3,651	



Extra Features

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

Land

Land Use

Use Code 1040

Land Line Valuation

Size (Acres) 0.17

Description TWO FAMILY

Depth 0
 Assessed Value \$369,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	POOL-INGR VN/P			800 S.F.	\$12,800	1
SHD1	SHED FRAME			342 S.F.	\$2,100	1
PAT1	PATIO-AVG			400 S.F.	\$1,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$426,200	\$369,700	\$795,900

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NEWBURYPORT
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
2840 ✓ 1380 7-9	26-29 26-30		ca 1875	Italianate	C
2841 ✓ 1381 9½	26-31		ca 1750-1800	central-chimney vernacular	C
2842 ✓ 1382 11-13	26-32		ca 1850	astylistic	C
— 15	26-	vacant lot			
2843 ✓ 1383 17	26-33		ca 1840	sidehall Greek Revival	C
2844 ✓ 1384 19	26-34		ca 1960	contemporary	INT
✓ 2 #169	26-40		ca 1750-1800	central-chimney vernacular	C
✓ 4 #78	26-39		ca 1750-1800	central-chimney vernacular	C
2845 ✓ 1385 8	26-38		ca 1750-1800	central-chimney gambrel	C
✓ 10 #717	26-37		ca 1775-1800	Federalist	C
✓ 12-14 #170 #716	26-36		ca 1750-1800	central-chimney gambrel	C
— 16	26-35	vacant lot			

Area F	Form no. 170
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MASSACHUSETTS HISTORICAL COMMISSION
 100 State Street, Boston, MA 02108



Newburyport

Address 12 Harrison Street

Historic Name _____

Original Residence

Present Residence

Ownership: Private individual
 Private organization _____

Public _____

Original owner Unknown

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

DESCRIPTION:

Date Eighteenth century

Source _____

Style Georgian

Architect Unknown

Exterior wall fabric Clapboards

Outbuildings _____

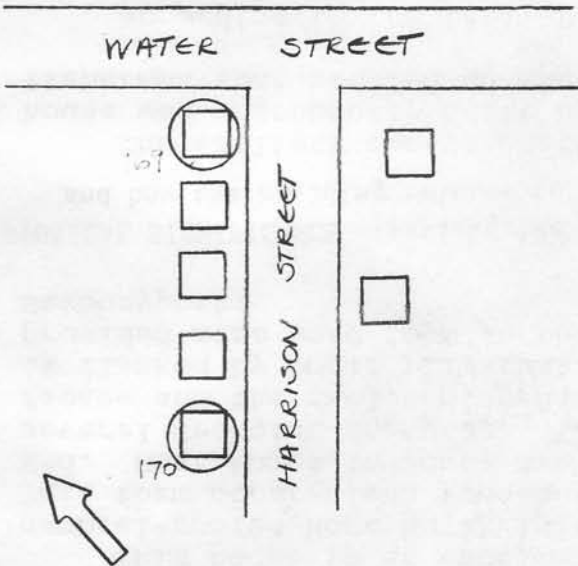
Major alterations (with dates) _____

Moved _____ Date _____

Approx. acreage 7,460 sq. ft.

Setting in residential area of predominantly eighteenth century

single family dwellings adjacent to the banks of the Merrimack River.



Recorded by Mary Jane Stirgwolt

Organization Office of Community Development

Date 10-27-80

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

This house is an excellent example of the two and a half story gambrel-roofed home built in Newburyport during the eighteenth century. This form occurs less frequently in the Joppa area than in the South End. Most homes in Joppa are more modest dwellings. This house has several Georgian features. These include the symmetrical five bay facade and the enclosed, pedimented entrance porch. The doorway itself is flanked by Doric pilasters. The gambrel roof was favored because it provided more head room in the attic floor and it is very common in Newburyport.

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

The earliest owners of this house have yet to be documented. This house was undoubtedly built by one of the prosperous mariners or fishermen that settled on the banks of the Merrimack River.

According to the 1851, Plan of Newburyport this house was owned by the Lunt family. The Lunts were very active in the shipbuilding and fishing industries in the Joppa district.

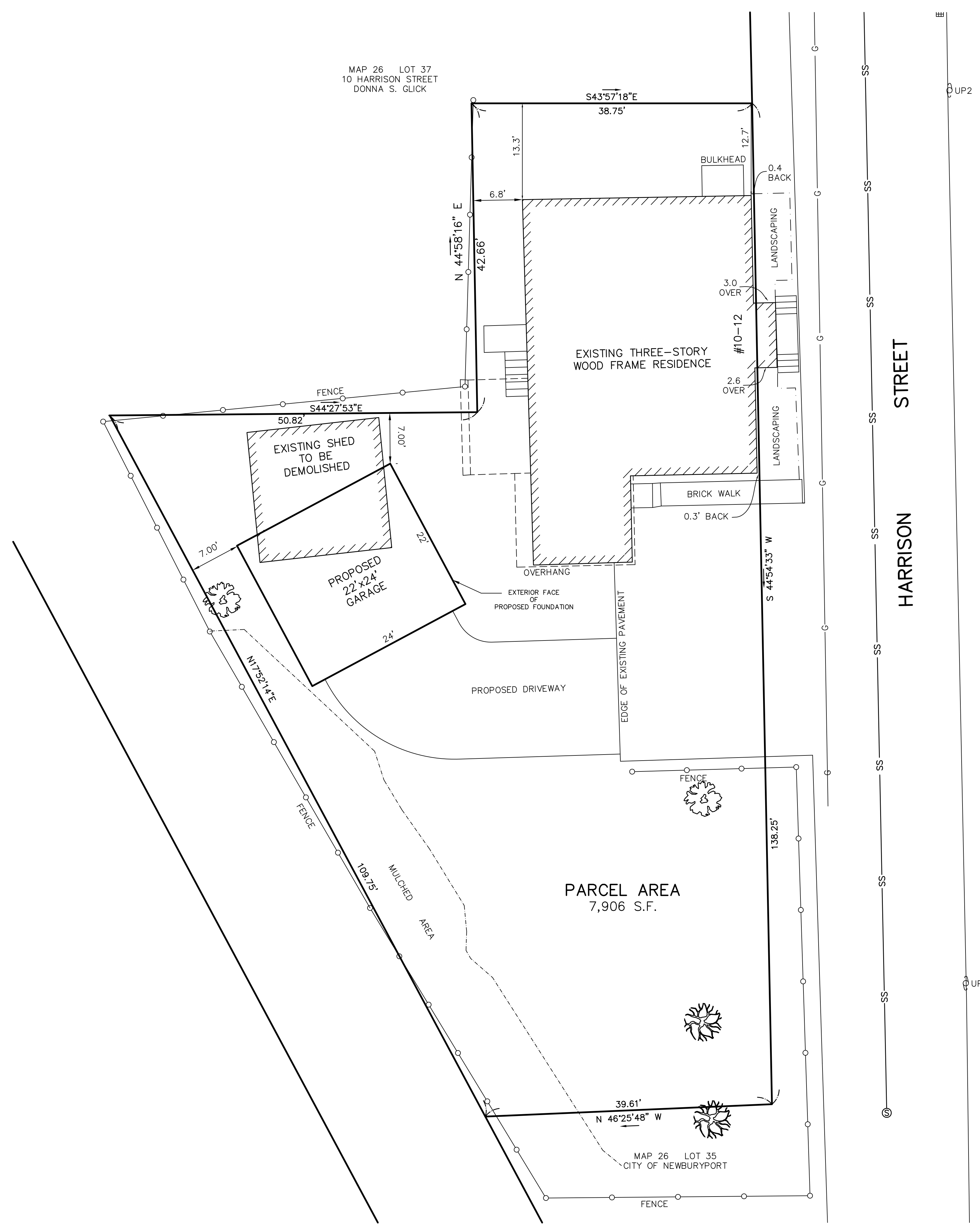
In 1872 Benjamin Lunt was in residence at 12 Harrison. Benjamin was a pilot, undoubtedly serving area merchants and shipowners.

This property was owned by the Newburyport City Railroad Company briefly in the 1870's. The railroad bed was laid behind the house and the property was then sold to Frank W. Landford.

BIBLIOGRAPHY and/or REFERENCES

- Assessor's Records 1890-1980
- 1851 Plan of Newburyport, Mass. H. McIntire
- 1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
- 1884 Atlas of Essex County, G. H. Walker Co.
- 1851, 1872 City Directories

MAP 26 LOT 37
10 HARRISON STREET
DONNA S. GLICK

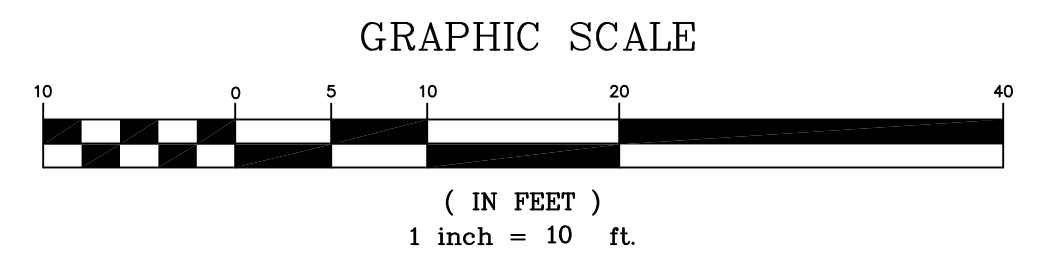
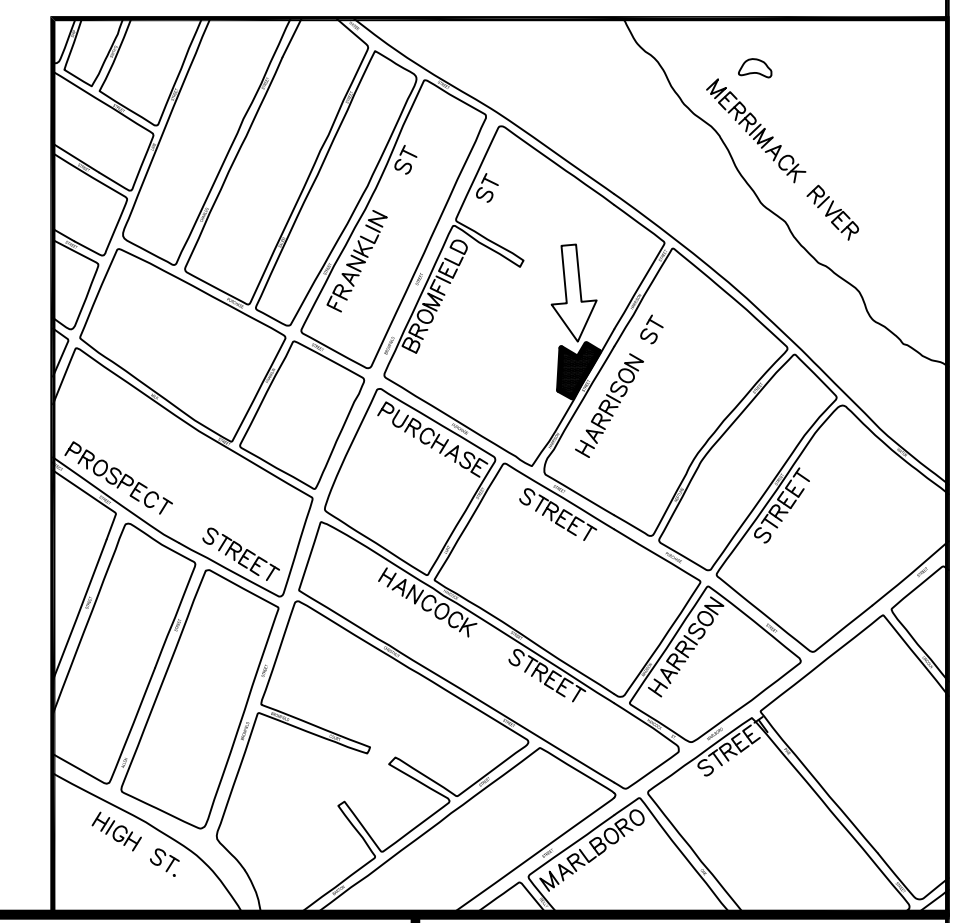


**TABLE OF ZONING REQUIREMENTS
SINGLE FAMILY RESIDENCE ~ RESIDENCE II (R2) DISTRICT**

ZONING PARAMETER	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	7,906 S.F.	7,906 S.F.
STREET FRONTAGE	90 FT	138 FT	138 FT
BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET
LOT COVERAGE	25 %	22%	24%
OPEN SPACE	40 %	68%	58%
FRONT SETBACK	25 FEET	-3 ±	-3 ±
SIDE SETBACK	20 FEET	12.7 FEET	12.7 FEET±
REAR SETBACK	25 FEET	6.8 FEET±	6.8 FEET

**ACCESSORY STRUCTURES
TABLE OF ZONING REQUIREMENTS
SINGLE FAMILY RESIDENCE ~ RESIDENCE II (R2) DISTRICT**

ZONING PARAMETER	REQUIRED	PROPOSED
FRONT SETBACK	20 FEET	> 20 FEET
SIDE SETBACK	6 FEET	7 FEET ±
REAR SETBACK	6 FEET	7 FEET ±
MAX. BUILDING HEIGHT	15 FEET	< 35 FEET



<p>PROPOSED SITE PLAN ASSESSOR'S MAP 26, LOT 36 12-14 HARRISON ST., NEWBURYPORT, MA</p>		<p>PROFESSIONAL ENGINEER</p>
<p>OWNER & APPLICANT:</p> <p>MICHAEL J. & TRACY R. GRAY 12 HARRISON STREET NEWBURYPORT, MA 01950</p>		<p>JOHN W. HARGREAVES, JR., P.E.</p>
<p>SHEET 1 OF 1</p>		<p>DATE: 3.6.2020</p>
<p>GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS 10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197</p>		







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architects inc
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DRAWING TITLE
EXISTING ELEVATIONS

Revision Schedule		
Number	Date	Revision Description

No

SCALE 1/4" = 1'-0"

DATE 02-10-2020

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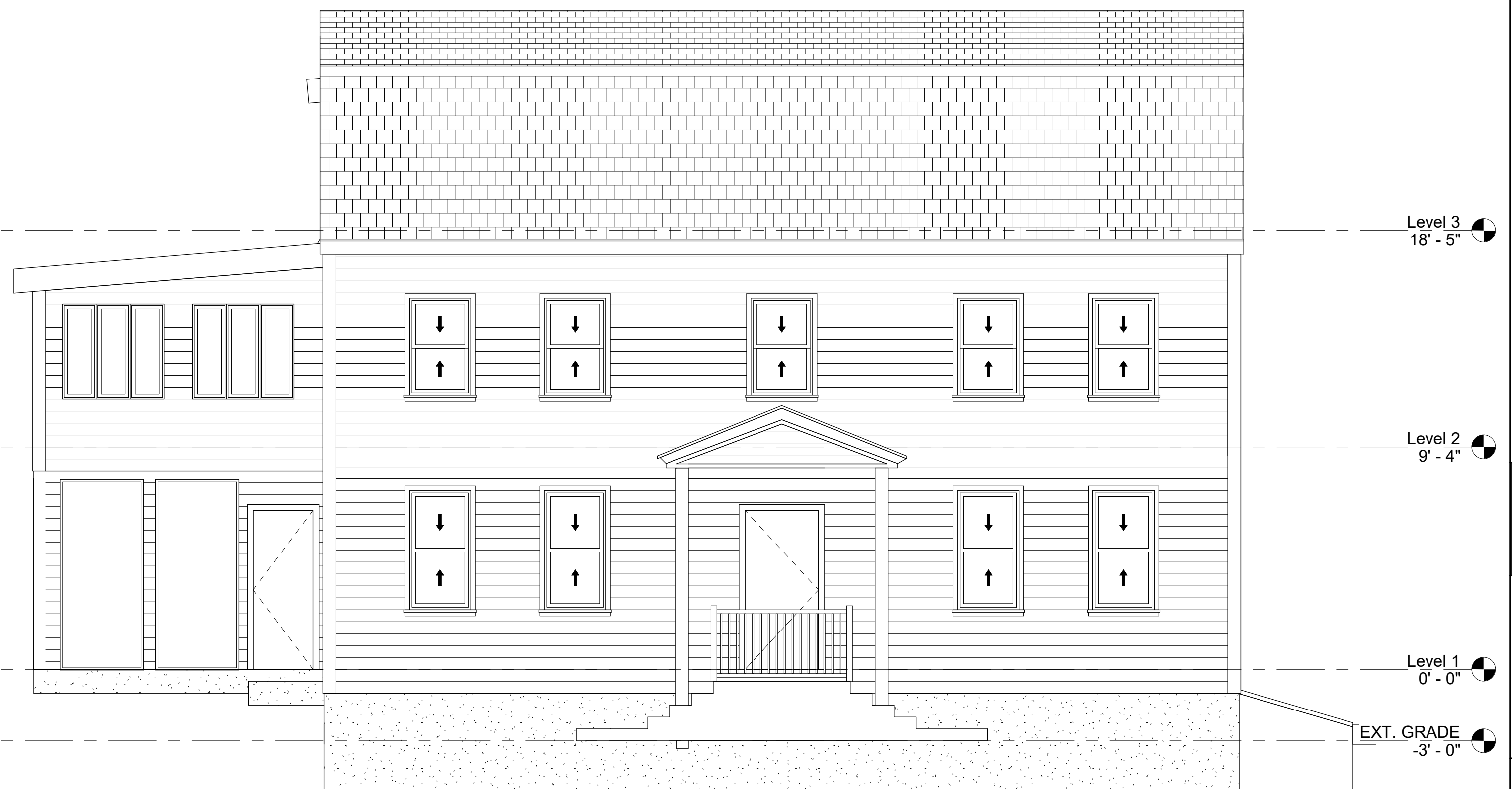
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1 2 East
1/4" = 1'-0"



4 2 South
1/4" = 1'-0"



2 2 North
1/4" = 1'-0"



3 2 West
1/4" = 1'-0"





HARRISON ST

03-12-2020

12 Harrison St. Newburyport, MA

PROGRESS SET



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PROPOSED SITE PLAN

Revision Schedule		
Number	Date	Revision Description

No

SCALE 1/8" = 1'-0"

DATE 03-12-2020

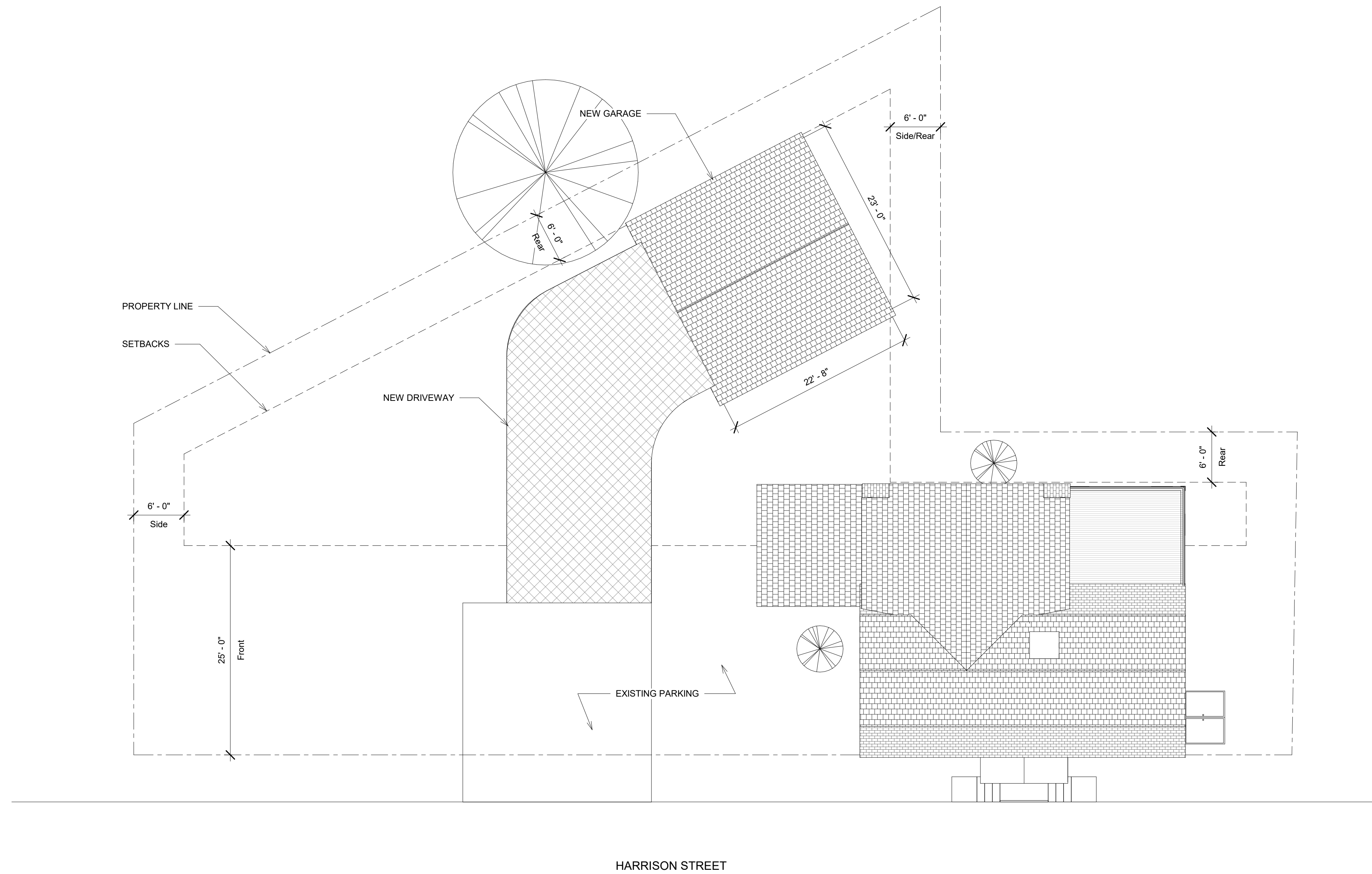
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A-0



1 Site Plan
1/8" = 1'-0"





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Revision Schedule		
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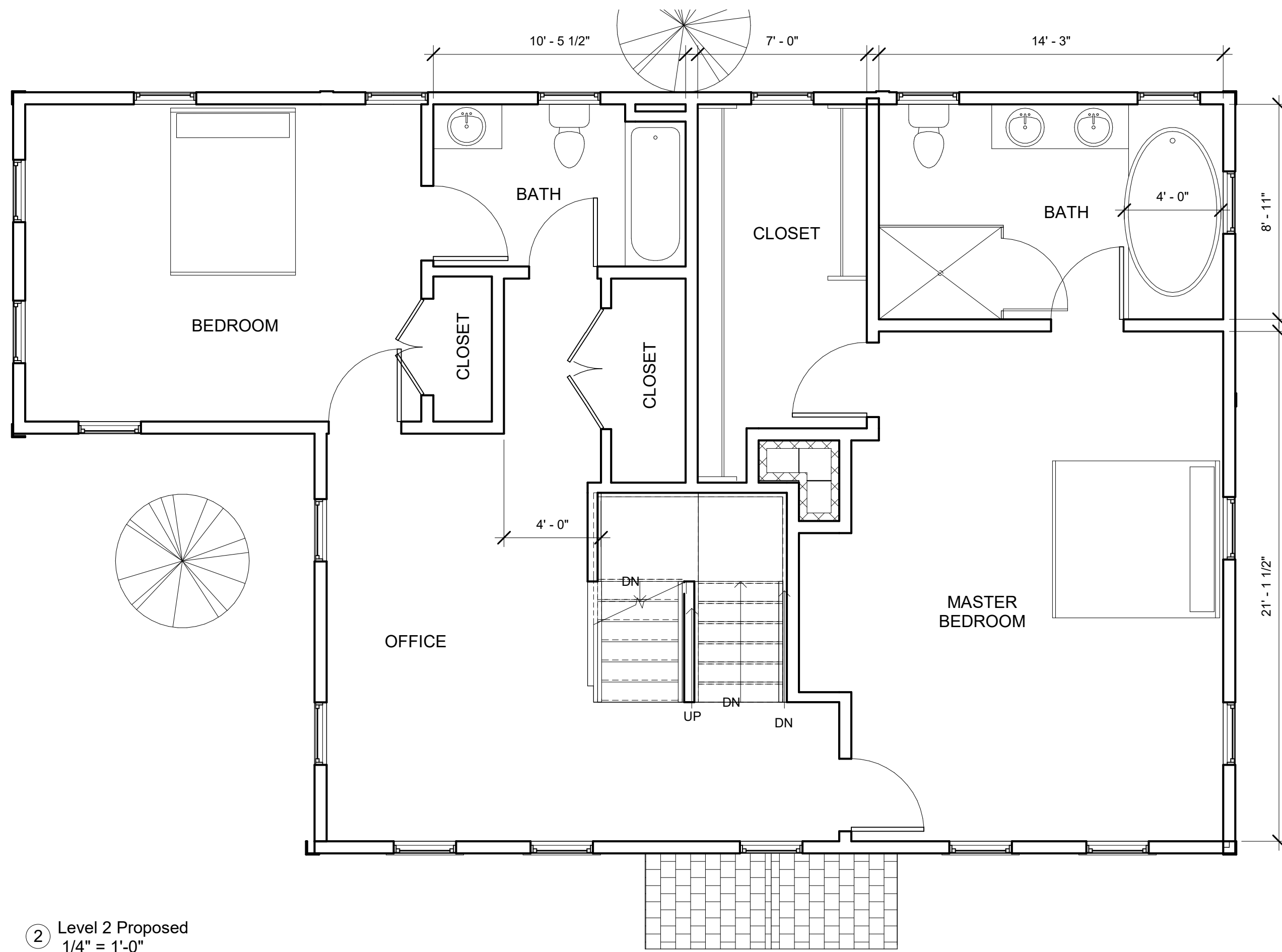
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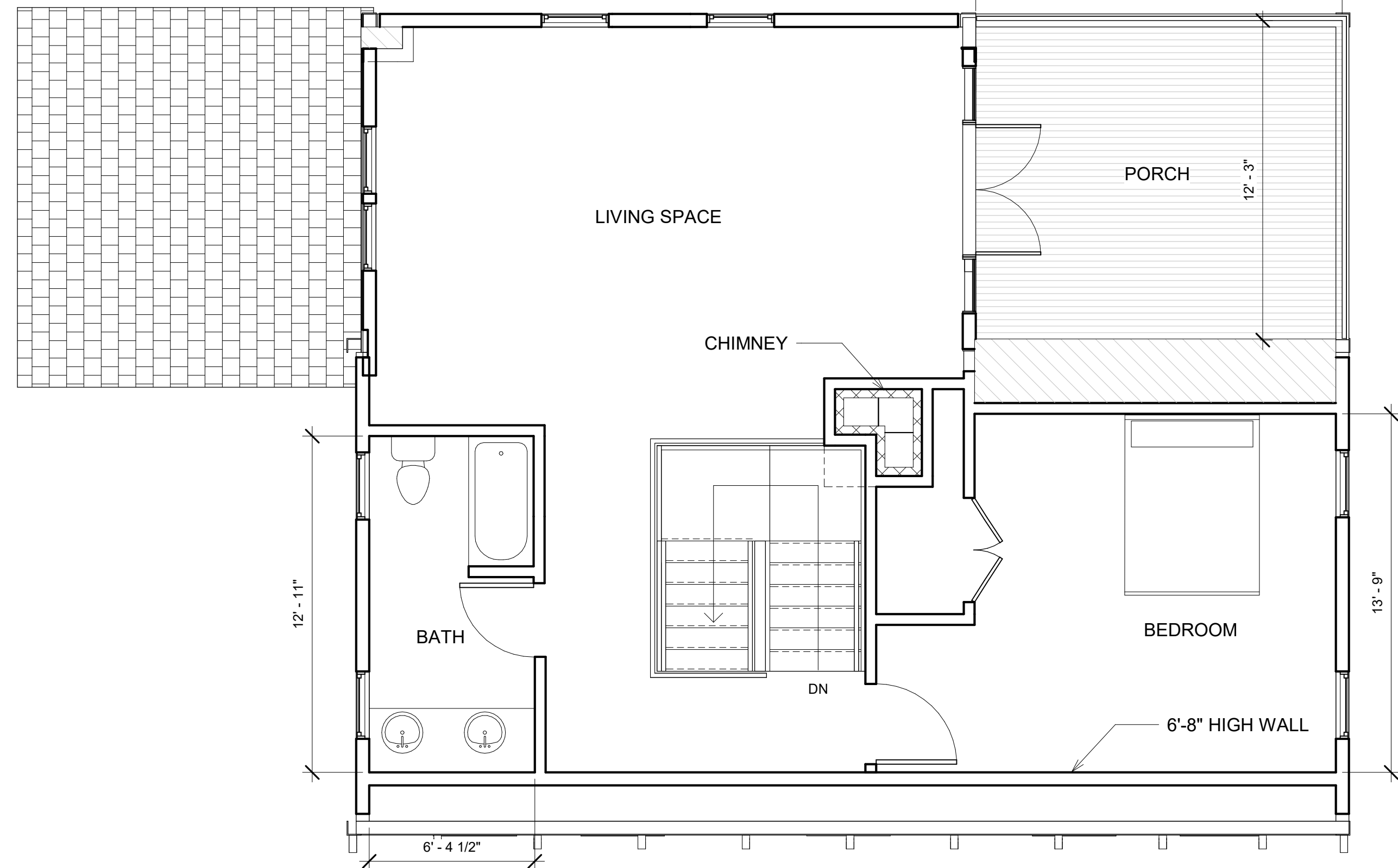
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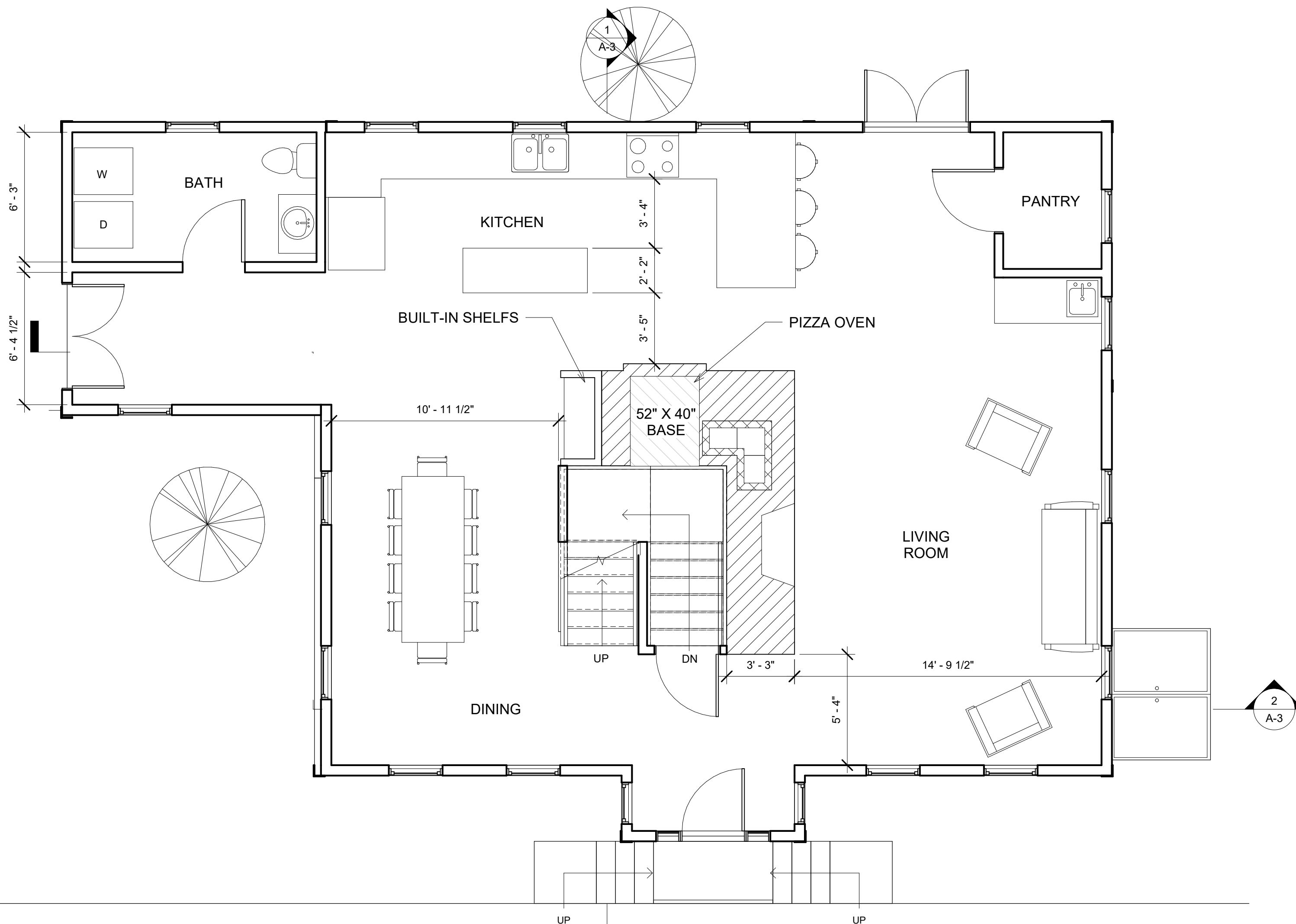
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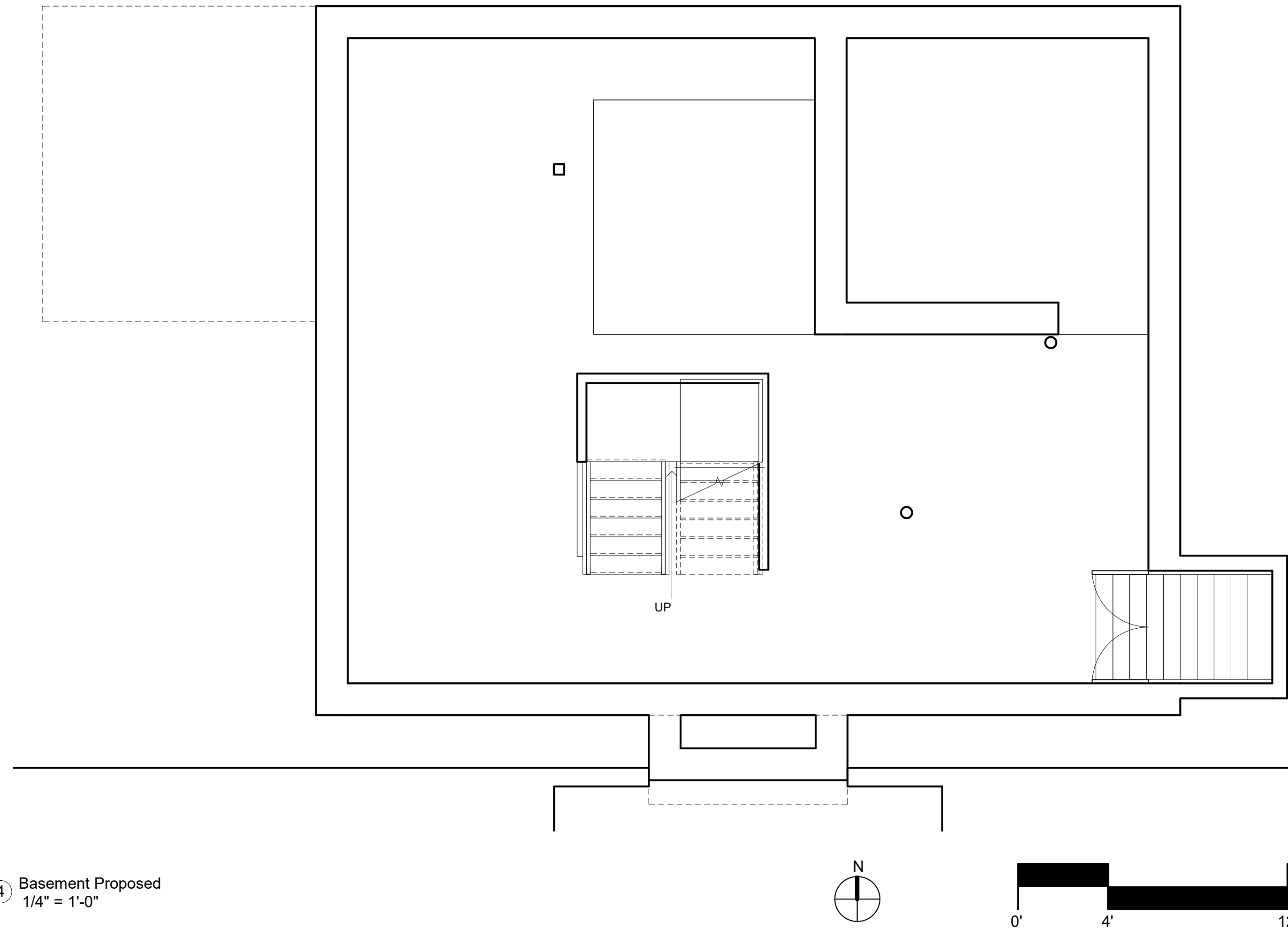
② Level 2 Proposed
1/4" = 1'-0"



③ Level 3 Proposed
1/4" = 1'-0"



① Level 1 Proposed
1/4" = 1'-0"



④ Basement Proposed
1/4" = 1'-0"

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EXISTING ELEVATIONS

Revision Schedule		
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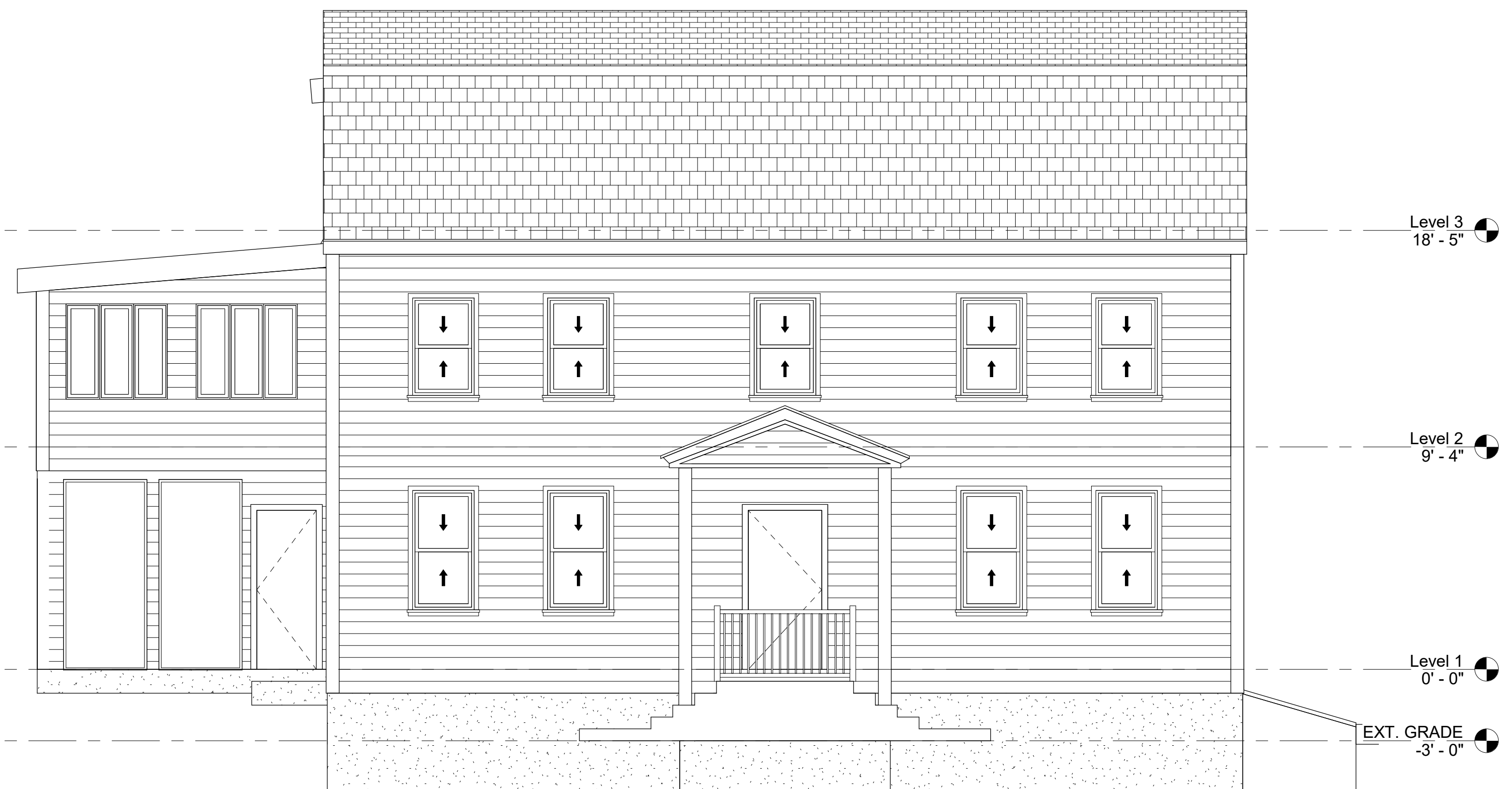
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A0.2



① 2 East
1/4" = 1'-0"



④ 2 South
1/4" = 1'-0"



② 2 North
1/4" = 1'-0"



③ 2 West
1/4" = 1'-0"



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A-2



① 1 East
1/4" = 1'-0"



④ 1 South
1/4" = 1'-0"



② 1 North
1/4" = 1'-0"



③ 1 West
1/4" = 1'-0"



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PROPOSED SECTIONS

Revision Schedule		
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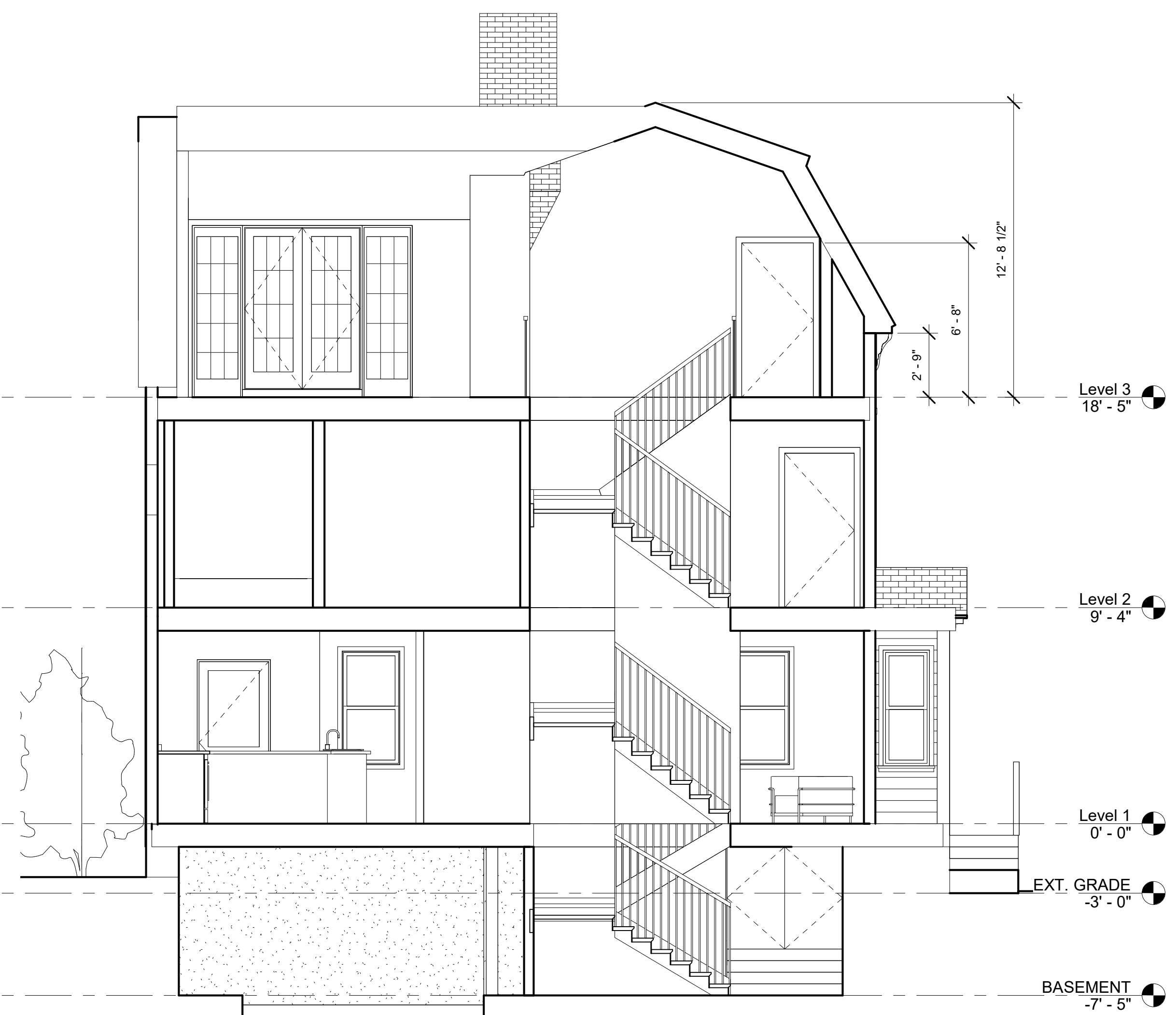
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② Section 4
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① Section 3
1/4" = 1'-0"



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PROPOSED 3D MODEL

Revision Schedule

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SCALE

DATE 03-12-2020

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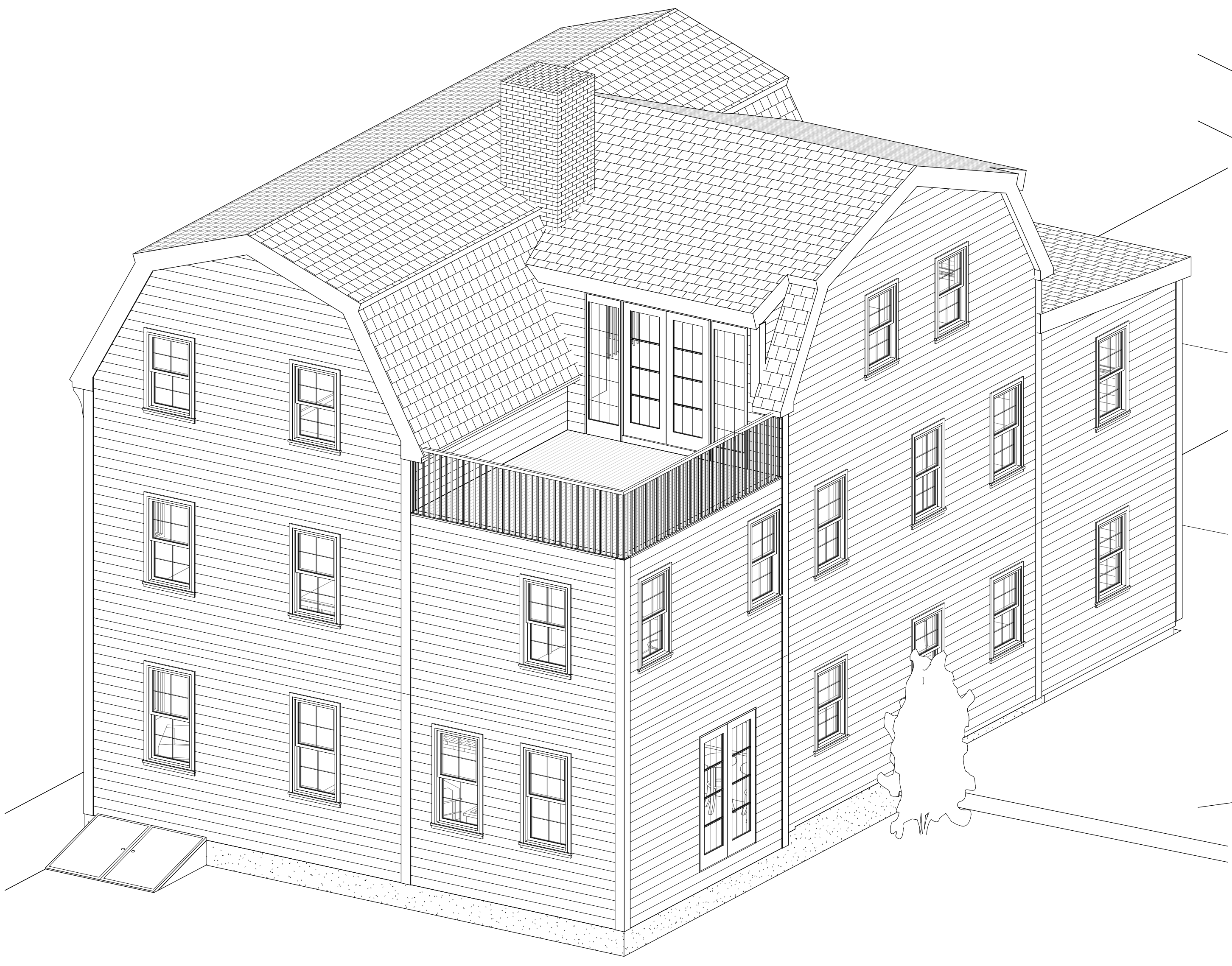
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A-4



2 PROPOSED - 3D



1 PROPOSED - 3D



4 PROPOSED - 3D



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