

DEMOLITION PERMIT APPLICATION

Property Address: 3 Hancock Street

Applicant: James Bourque Construction, Inc.c/o Lisa Mead, Mead, Talerman & Costa, LLC

Address: 30 Green Street, Newburyport MA 01950

Phone: 978 463 7700 Email: Lisa@mtclawyers.com

Owner (if different) _____

Year built: 1800 +/- Area (sq. ft.): 2150 gfa

Architectural style: central chimney vernacular

- 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: _____

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

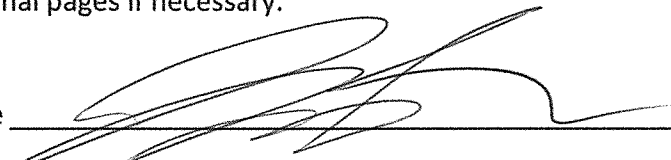
Description of the building or structure (or part thereof) to be demolished:
See letter attached.

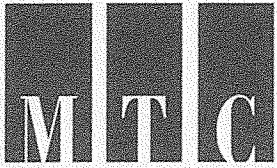
**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**

Describe reasons for demolition:
See letter attached.

Describe alternatives to demolition that have been considered:
See letter attached.

Please attach additional pages if necessary.

Applicant's Signature  Date 9/22/2020
Owner's Signature (if different) SAME Date _____



September 23, 2020

By Hand

Glenn Richards, Chair
Newburyport Historical Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Demolition Permit;
3 Hancock Street, Newburyport, MA (the "Property")
Assessor's Map: 25 Lot: 35 A/B

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents James Bourque Construction, Inc. the owner of the Property (the "Applicant"), who will be renovating this pre-existing non-conforming single family home.

The Property is located in the R-2 zoning district and DCOD overlay district. The structure on the Property was constructed on or around 1800 as is listed as Contributory on the District Data Sheets. There is no Form B for the Property.

Given the age of the structure on the Property and the style, after multiple renovations over the years, the interior of the home lacks adequate space and head height, particularly on the second floor. The majority of the second floor currently has a head height of 6'-6" in several locations, and some areas are even less than that. The Applicant proposes to raise the roof at the ridge and to the rear of the structure by 20 inches. The Applicant proposes no other changes to the location of the exterior walls.

The Applicant requests a determination that it can proceed with the project notwithstanding the historical significance thereof.

I have attached a number of Maps and illustrations back to 1851 which appears to show the structure. I have also attached the District Data Sheet and Assessor's Record.

As you can see from the existing and proposed elevations, and the photographs, the Structure has undergone a number of changes over the years. The proposed elevations show how the proposed renovation to the structure is respectful to its original design and has minimal impact on the view of the structure from the public way. The Applicant will retain the center chimney and the center entry.

In order to proceed with the demolition of the structure on the Property, the Applicant seeks a finding of "historical significance" and while the Commission may

Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747
www.mtclawyers.com

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

determine the structure be preferably preserved, the Applicant be permitted to proceed with the plans proposed.

Please do not hesitate to contact me at 978-463-7700 if you have any questions.

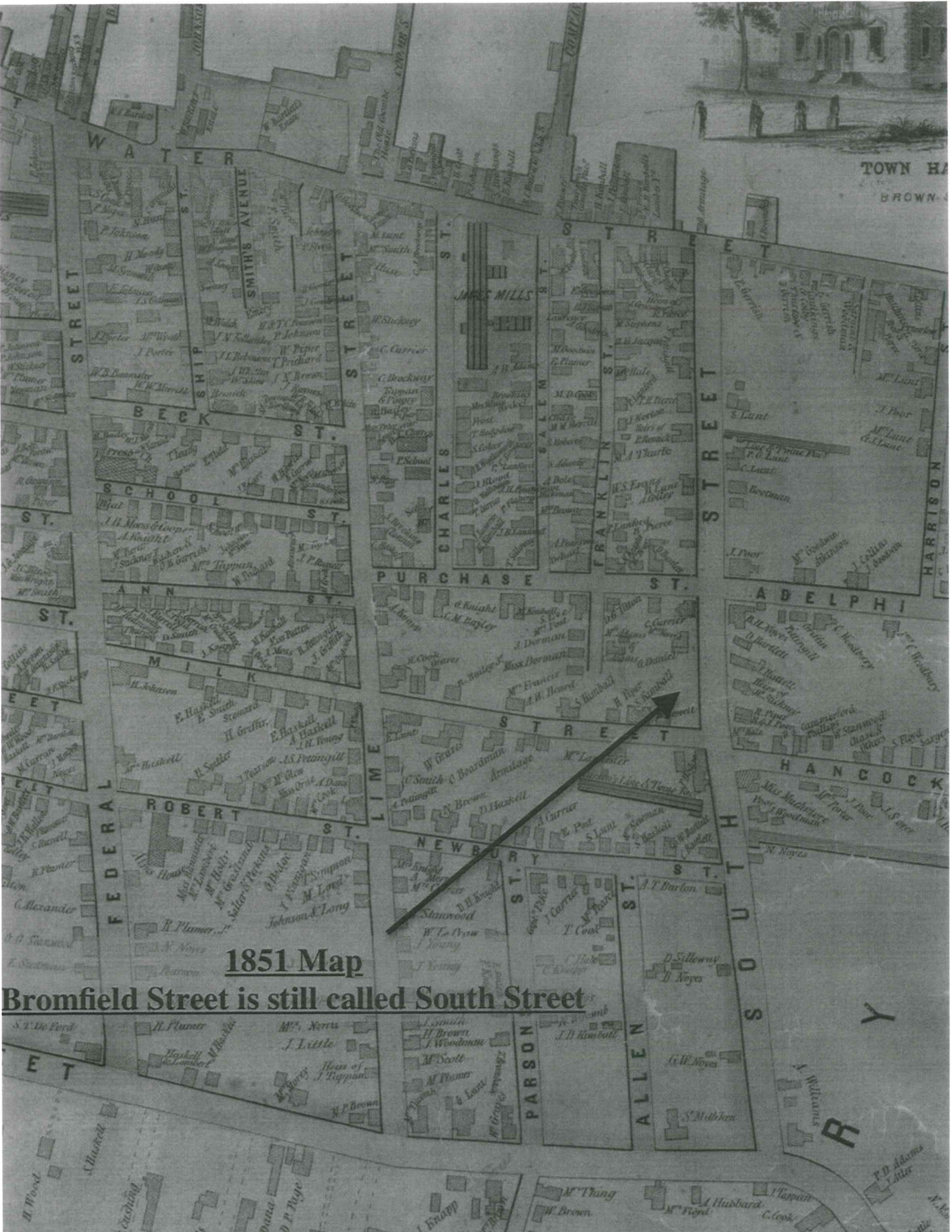
Respectfully submitted
James Bourque Construction, Inc.
By their Attorney

A handwritten signature in black ink, appearing to read 'L. Mead', with a large, stylized flourish at the end.

Lisa L. Mead

Attachment

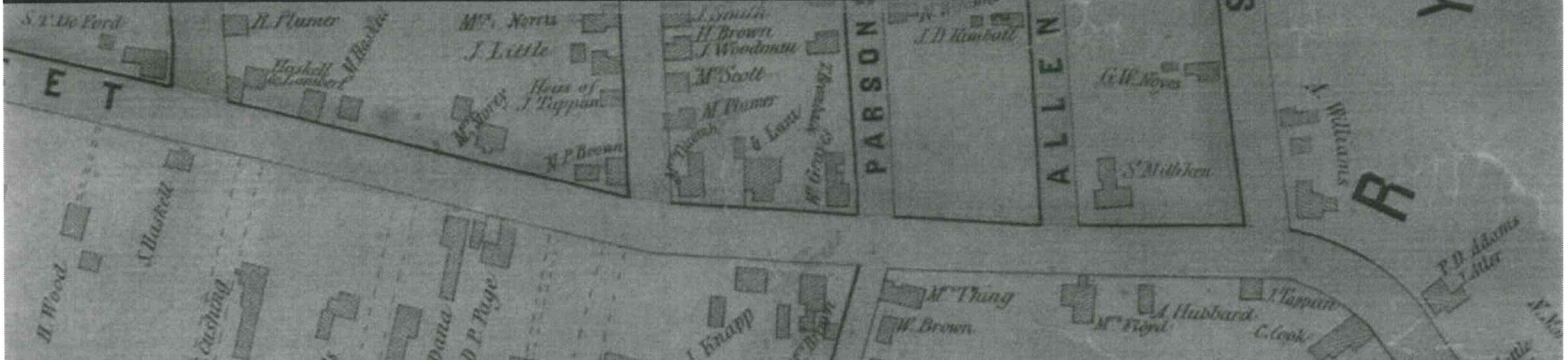
cc: client



TOWN HALL
BROWN

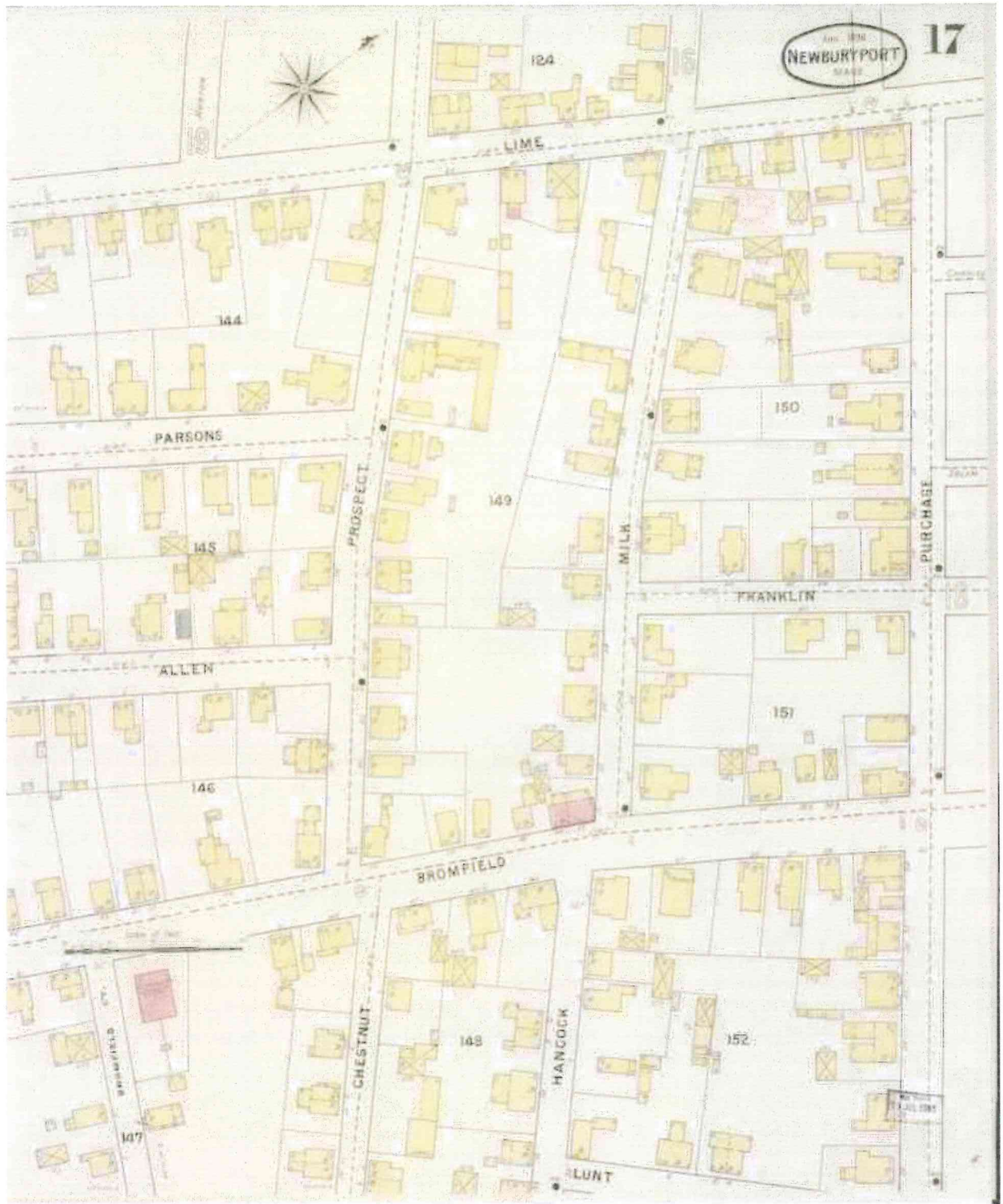
1851 Map

Bromfield Street is still called South Street

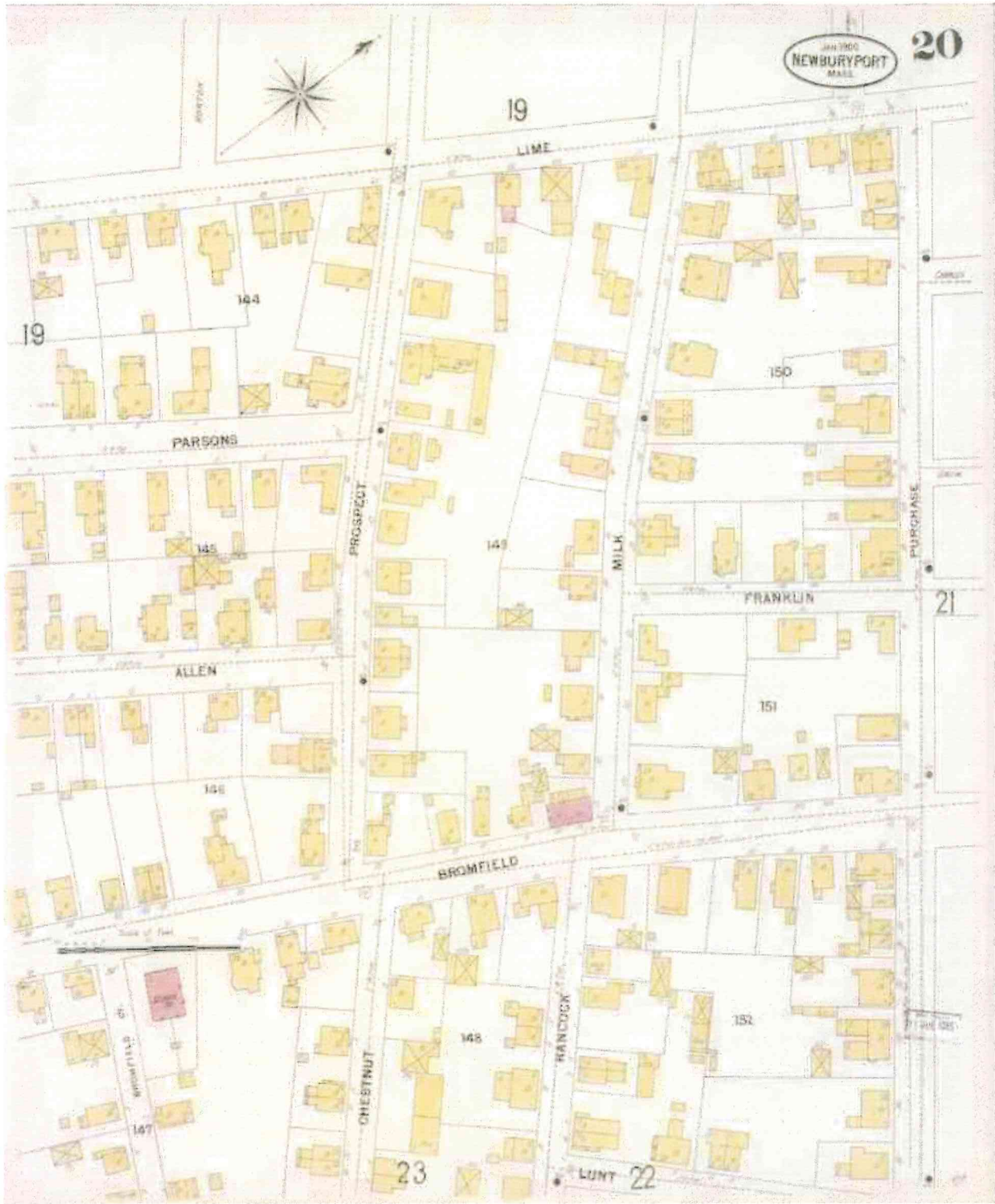




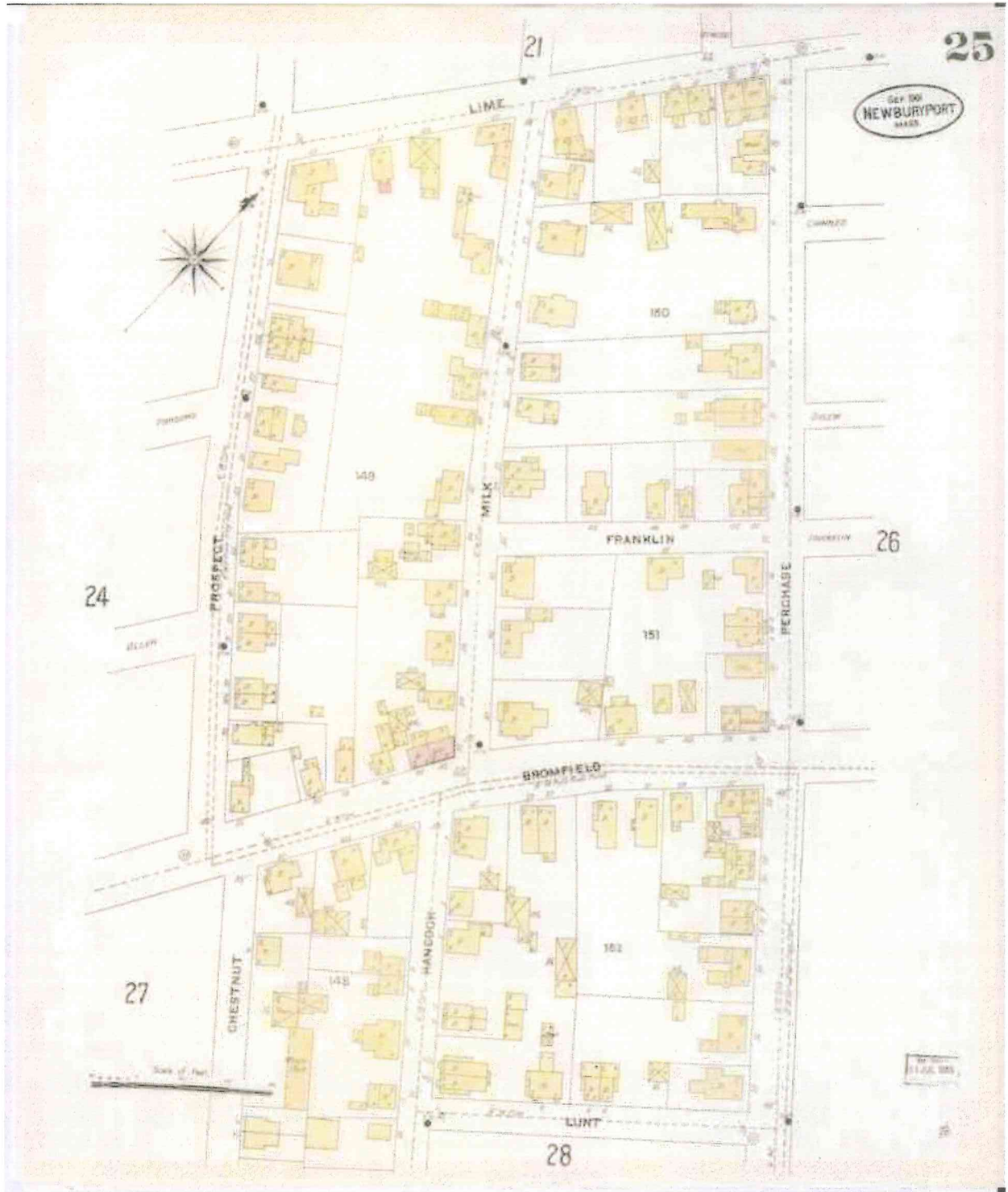
1884 Map
The street is now named Bromfield Street



1894 Sanborn



1900 Sanborn



1906 Sanborn



1914 Sanborn

ZONING DETERMINATION

Name: James Bourque Construction c/o/Lisa Mead , MTC LLC

Address: 3 Hancock Street Zoning District(s): R2/DCOD

Request: Remove existing rear portion of roof and extend existing ridge and walls upward to allow greater ceiling height at second floor rooms. No exterior wall demo called for so no DCOD review. No added SF living area.

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

Other

Blank line for other sign variance

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, 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), 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

The name typed below represents the intent to sign the foregoing document:

Blank line for signature

Jennifer Blanchet

09/23/2020

Newburyport Zoning Administrator

Date

3 HANCOCK ST

Location 3 HANCOCK ST

MBLU 25/35/11

Owner FISKE EVELYN L L/I

Assessment \$438,900

PID 1345

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$214,300	\$224,600	\$438,900

Owner of Record

Owner FISKE EVELYN L L/I

Sale Price \$0

Co-Owner

Certificate

Address 3 HANCOCK ST

Book & Page 37180/0244

NEWBURYPORT, MA 01950

Sale Date 11/28/2018

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FISKE EVELYN L L/I	\$0		37180/0244	1A	11/28/2018
FISKE NORMAN M	\$0		5566/35		10/17/1968

Building Information

Building 1 : Section 1

Year Built: 1853

Living Area: 1,354

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding

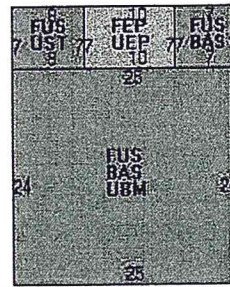
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos/A0101110/29.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPPhotos/Sketches/1345_14)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	705	705	
BAS	First Floor	649	649	
FEP	Porch, Enclosed	70	0	
UBM	Basement, Unfinished	600	0	
UEP	Porch, Enclosed, Unfinished	70	0	
UST	Utility, Storage, Unfinished	56	0	
		2,150	1,354	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.05
Depth 0
Assessed Value \$224,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			100 S.F.	\$500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$198,400	\$224,600	\$423,000

		Carriage House			
	13-16	Potter-Pettingill House	Ca 1806; ca 1850	Federalist; Greek Revival entry	C
	47-3, 47-3A	Green Street Baptist Church	1848; 1873	Gothic Revival; building raised one storey	C
	47-2	Bradbury-Spaulling House	1786	Late Georgian	C
	47-1		Ca 1800	Federalist	C
	47-78	Cutler-Bartlett House	1782	High-style Georgian	C
40	46-2	Church of Immaculate Conception	1853; 1874	Victorian Gothic; spire added	C
6		Police Station	1912		

Greenleaf Street

Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
9	35-34		Ca 1875	Sidehall Italianate	C
11	35-35		Ca 1875	Sidehall Italianate	C
13	35-36		Ca 1875; 1980's	Italianate; alterations	MC
	35-143	Old Hill Cemetery	1703-19 th Century		C
2	35-43		Ca 1855; ca 1885	Greek Revival; moved to present site (?)	C
4	35-42		Ca 1885	Italianate/Double House	C
6	35-41		Ca 1885	Italianate/Double House	C
8	35-38		Ca 1850-1870	Italianate/Double House	C
10	35-37		Ca 1850-1870	Italianate/Double House	C

Griffin Court

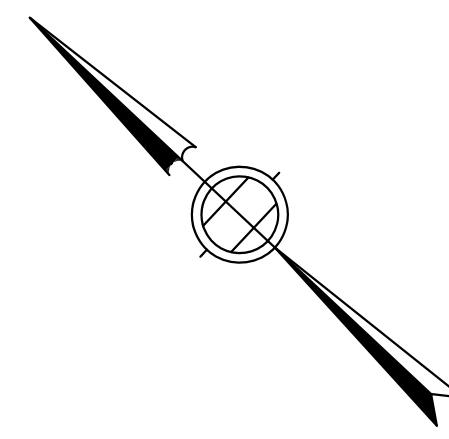
Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
1	54-77		Ca 1875	Italianate	C
3	54-78		Ca 1850	Astylistic	C
2-4	54-79		Ca 1850	Greek Revival/Italianate	C

Hale's Court

Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
No # -----	1-25 -----	-----	Parking Lot -----	-----	-----
No # -----	1-26 -----	-----	Parking Lot -----	-----	-----
2-4 -----	2-4 -----	-----	Parking Lot -----	-----	-----
6-8 -----	2-3 -----	-----	Parking Lot -----	-----	-----
10 -----	2-2 -----	-----	Parking Lot -----	-----	-----

Hancock Street

Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
1	25-34		Pre-1800	Timer frame gambrel	C
3	25-35		Pre-1800	Central-chimney vernacular	C
5	25-36		Ca 1800	Central-chimney vernacular	C
7-9	25-37		Ca 1870	Italianate/Double House	C
11-13	25-38		Ca 1870	Italianate/Double House	C
15	25-39		Pre-1800	Timber frame half house	C



ZONING
RESIDENTIAL (R-2)
SINGLE-FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	2,167 SQUARE FEET	2,167 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	33.00 FEET	33.00 FEET
FRONT SETBACK	25 FEET	3.4 FEET	3.4 FEET
SIDE SETBACK (R)	10 FEET	5.1 FEET	5.1 FEET
SIDE SETBACK (L)	10 FEET	3.2 FEET	3.2 FEET
REAR SETBACK	25 FEET	29.6 FEET	29.6 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	37.3%	37.3%
MAXIMUM HEIGHT	35 FEET	18 FEET	xx FEET
MINIMUM OPEN SPACE	40.0%	62.4%	62.4%
MINIMUM PARKING REQUIRED	2	0	0

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED ADDITION TO THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED SEPTEMBER 19, 2020 BY THIS FIRM.

ARCHITECTURAL PLANS HAVE BEEN UTILIZED FOR INFORMATION REGARDING ALL PROPOSED FEATURES.

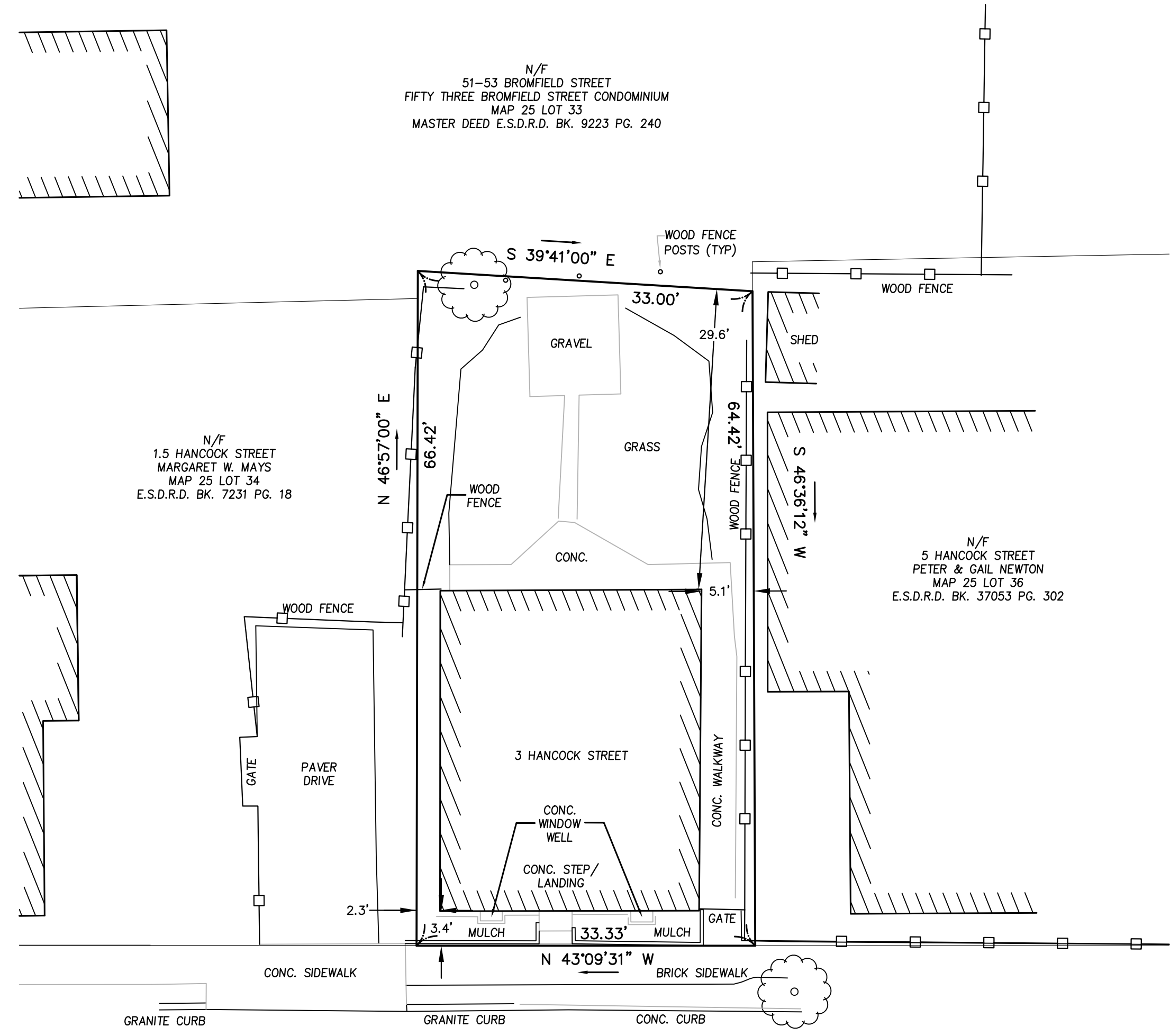
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

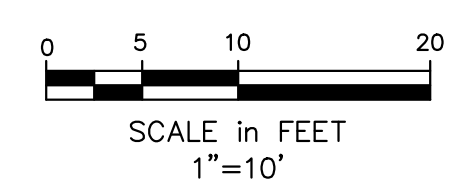
EVERETT J. CHANDLER
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

LOCUS TITLE INFORMATION

3 HANCOCK STREET
OWNER: JAMES BOURQUE CONSTRUCTION, INC.
DEED REFERENCE: BK. 38641 PG. 67
ASSESSORS: MAP 25 LOT 35



HANCOCK STREET



Copyright 2020 Winter GEC, LLC

Winter GEC, LLC
44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:
HORIZ: 1" = 10'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: CO
CALCS: EC
CHECKED: EJC
APPROVED: EJC

ZONING PLAN

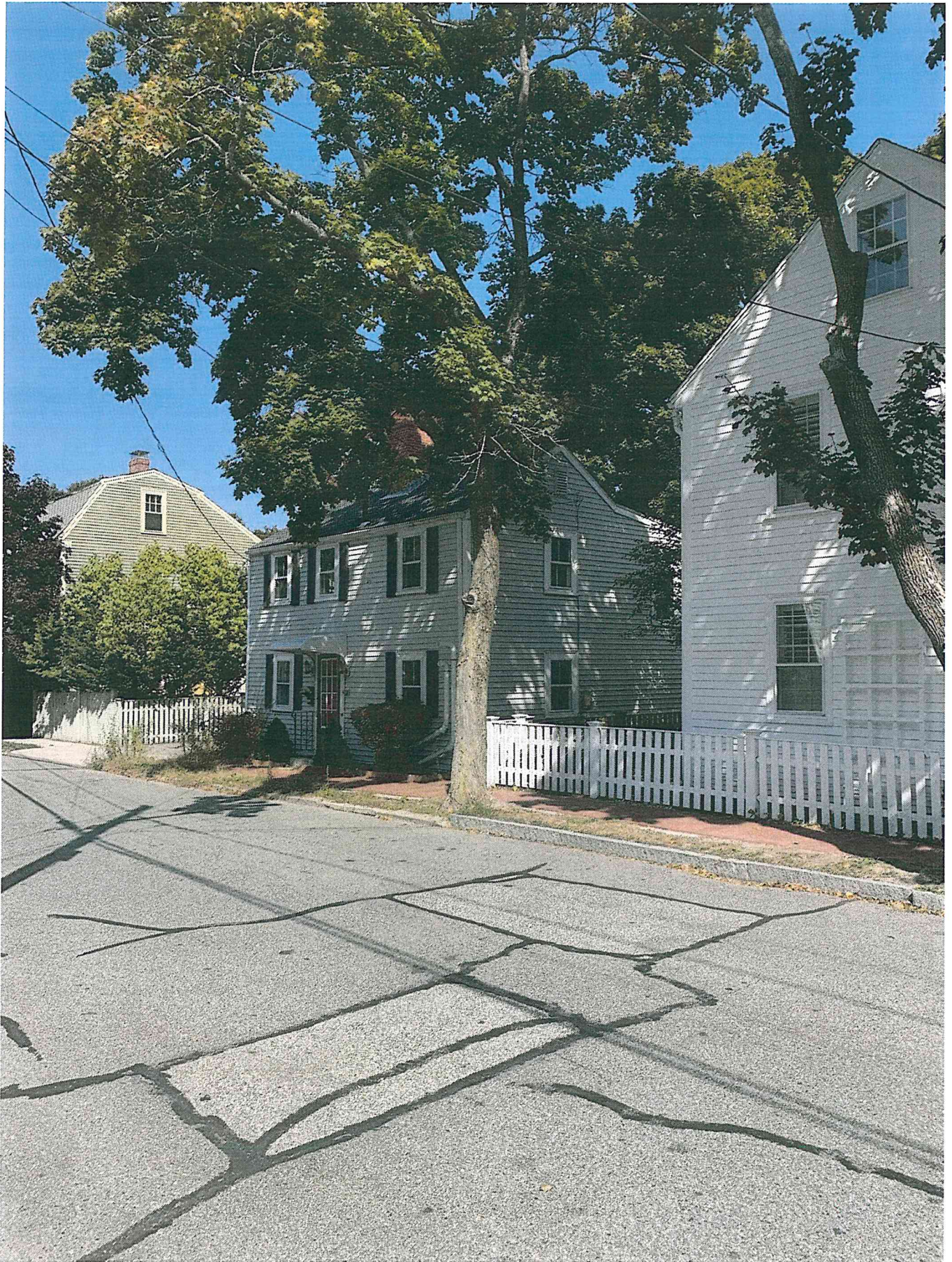
3 HANCOCK STREET

PLAN OF LAND IN
NEWBURY, MASSACHUSETTS
SURVEYED FOR
JAMES BOURQUE CONSTRUCTION, INC

PROJECT NO.
2020-3HANCOCK
DATE: SEPT 21, 2020
SHEET NO.
1 OF 1



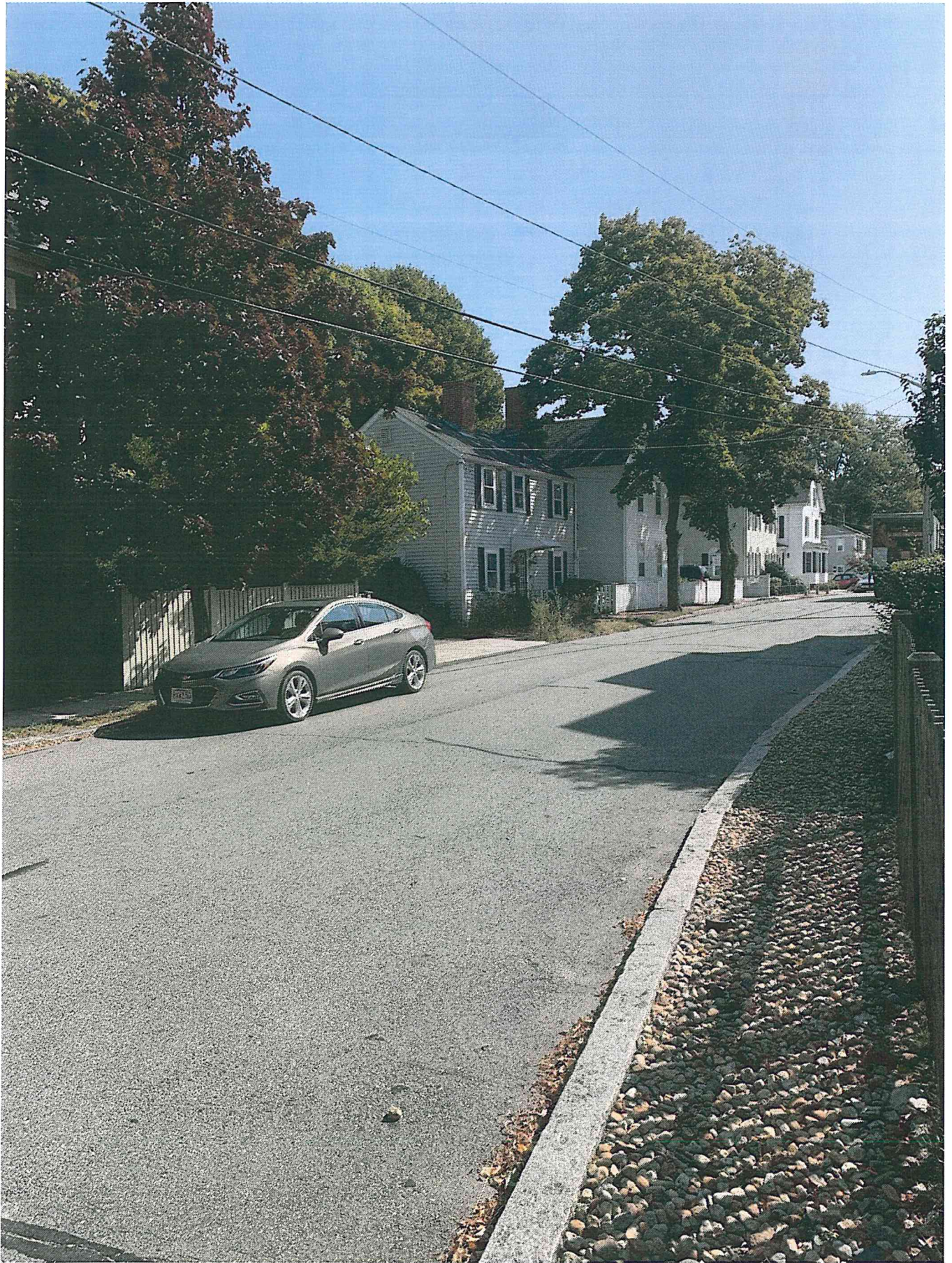




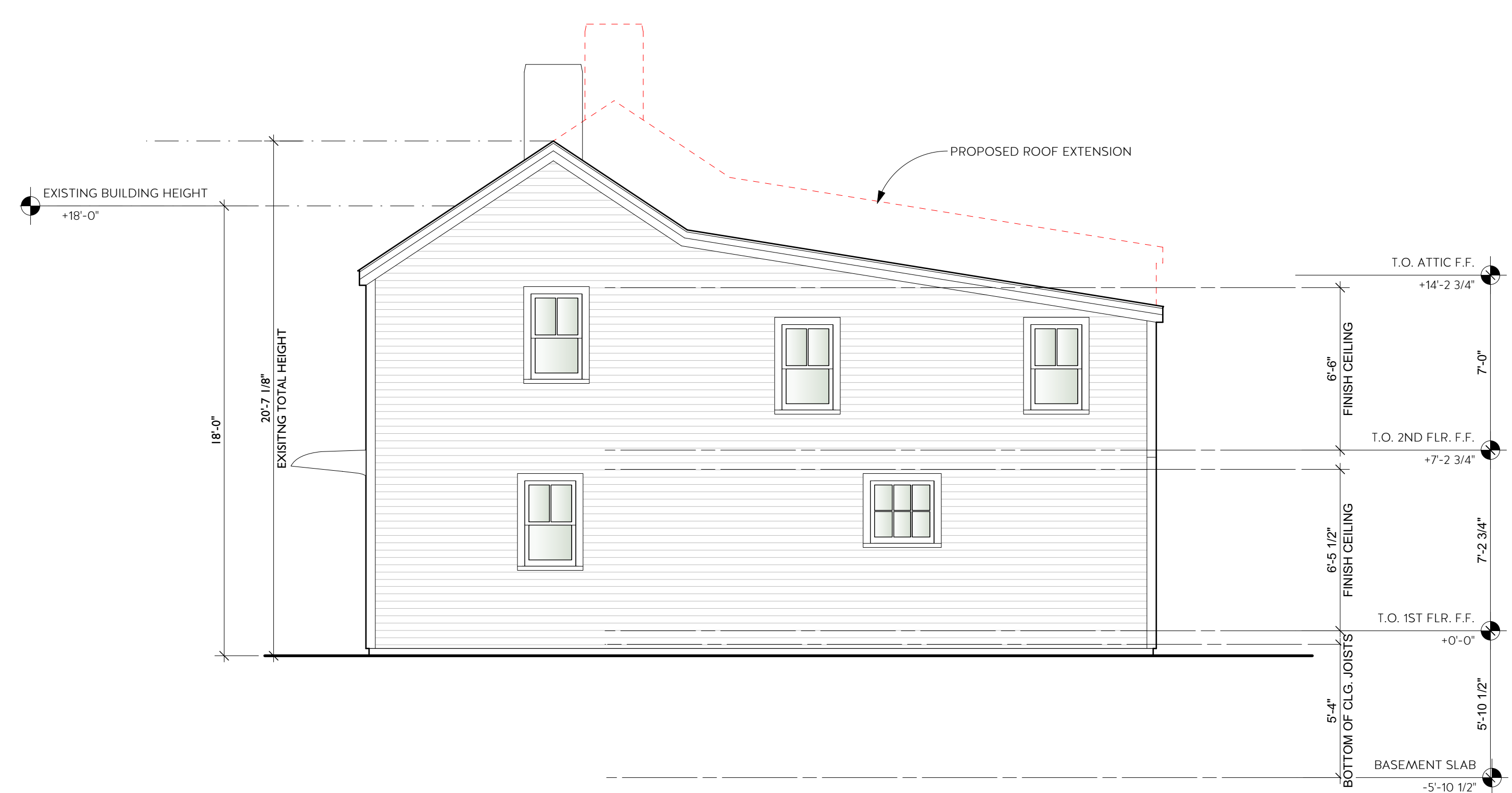








RENOVATIONS/ALTERATIONS
TO:
3 HANCOCK STREET
NEWBURYPORT, MA, 01950



4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes
A	9/23/20	HC SUBMISSION

Project #	Project Manager	Date
2020-44	D.L.	9-23-20

Scale: AS NOTED

EXISTING
ELEVATIONS

EC2.1

James C. Bourque Construction, Inc.
21 Storey Ave.
Newburyport, MA 01950

3050

DATE 9/22/00


PAY
TO THE
ORDER OF

CITY of Newburyport
ONE Hundred Dollars

\$ 100

DOLLARS

SALEM FIVE
SALEM, MA 01970
53-7055-2113

 Security features
included.
Details on back.

MEMO HC Filing 3 Hancock


AUTHORIZED SIGNATURE

⑈003050⑈ ⑆211370558⑆ 0889838215⑈