

Newburyport Historical Commission Instructions for a NHC Demolition Permit Application

Please use a separate application for each structure proposed for demolition/roof line change.

Please provide a **.pdf file** and **one (1) hard copy** of the information below collated in the following order:

- Completed NHC Demolition Permit Application form on the following pages
- Zoning Determination form from the Zoning Administrator showing required permits
- Assessor's card for the property available from the Assessor's Office or from the following website:
<http://gis.vgsi.com/newburyportma/>
- If available, a copy of the District Data Sheet page for the subject property that was prepared in connection with the Newburyport Historic District:
<https://www.cityofnewburyport.com/historical-commission/files/district-data-sheets>
- If available, a copy of the Form B survey* from the following website:
<https://www.cityofnewburyport.com/historical-commission/pages/historic-property-surveys>
- A site plan showing the location of the existing structure with reference to neighboring buildings
- Existing conditions photographs of all street façade elevations
- Photographs showing the structure in context of the property and/or neighborhood.
- Proposed site plans and exterior elevation plans specifically identifying the components to be demolished and those to remain.
- For projects claiming structural instability, provide a written report from a licensed professional engineer on the structure's soundness

and

- An application fee of \$100. Please make checks payable to the "City of Newburyport."

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: _____

Applicant: _____

Address: _____

Phone: _____ Email: _____

Owner (if different) _____

Year built: _____ Area (sq. ft.): _____

Architectural style: _____

- 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:

**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**

Describe reasons for demolition:

See attached memorandum.

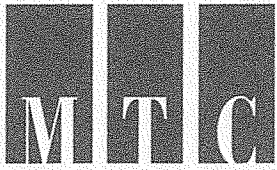
Describe alternatives to demolition that have been considered:

None

Please attach additional pages if necessary.

Applicant's Signature Adam Metcalf Digitally signed by Adam Metcalf
Date: 2020.09.18 15:06:45 -04'00' Date 09/18/2020

Owner's Signature (if different) _____ 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
490 Merrimac Street, Newburyport, MA (the "Property")
Assessor's Map: 69 Lot: 4

Dear Chair and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents 490 Merrimac Street Realty Trust, LLC, the owner of the Property (the "Applicant"), who seeks to demolish the existing single-family structure on the lot. The Applicant requests a determination that the structure is not historically significant and does not need to be preferably preserved.

This Commission is charged with reviewing applications proposing to demolish structures older than 75 years. The purpose of such review is to "protect and preserve structures in the City that reflect distinctive features of the architectural, cultural, political, economic, or social history of Newburyport."

While this structure is older than 75 years, we respectfully request this Commission to determine that the Structure is not historically significant due to the structure's compromised original features, poor condition, and historically insignificant additions.

This structure to be demolished is a Conventional house with 994 square feet of living space, and an 84 square foot unfinished porch. While the balloon-frame house was originally built in or around 1890¹, the structure now includes an undated addition on its east side, and the aforementioned unfinished porch.

The structure has been structurally compromised over the years, has significant weather damage, and is currently unfit for human habitation.

The single original chimney has been disconnected and partially demolished, with part of the chimney remaining on the roof, and a smaller, now freestanding, portion remaining in the attic. The balloon-framed walls to support the roof and the

¹ See attached Assessor's Record for 490 Merrimac Street, valuation year 2020.

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

remaining chimney have been demolished and abandoned in the attic. The original field stone foundation was partially demolished to allow the aforementioned addition, for passageway of pipes and wires (see attached photographs). There is significant moisture intrusion throughout the interior rooms. Other structural deficiencies are outlined in the attached report on the structure's soundness by Michael J. Berry, P.E., SECB, a licensed professional engineer.

The structure on the Property was constructed on or around 1890, but it is not listed as Contributory on the District Data Sheets. There is no Form B for the Property.

To help determine the potential significance of the Property, we reviewed the following maps:

- Geo. H. Walker & Co., Newburyport City, Massachusetts State Atlas 1891
- Sanborn Fire Insurance Map from Newburyport, 1894
- Geo. H. Walker & Co., Newburyport, Massachusetts State Atlas 1900
- Sanborn Fire Insurance Map from Newburyport, January 1900
- Geo. H. Walker & Co., Newburyport, Massachusetts State Atlas 1904
- Sanborn Fire Insurance Map from Newburyport, September 1906
- Walker Lithograph & Publishing Co., Massachusetts State Atlas 1909
- Sanborn Fire Insurance Map from Newburyport, October 1914
- City of Newburyport 1924 Assessor's Map – Map 69

Only the 1924 Newburyport Assessor's map covered the area where the Property is located. It labels the house on the Property as "490" Merrimac. The footprint of the house on the 1924 map is an "L" shape, whereas the footprint of the house today is not. After years of previous owners partitioning off smaller pieces of land, the lot was divided to its current size in 1951 (Deed at Book 3839, Page 522; Plan at Plan Book 493, Plan 1951). The 1924 map shows the Property as it was prior to this series of subdivisions (see attached 1924 Map).

In order to proceed with the demolition of the structure on the Property, the Applicant seeks a finding of "historical non-significance" and a demolition permit from the Historic Commission for the removal of the home. In the event the Commission determines that the structure is historically significant, then the Applicant requests that the Commission determine that it not be preferably preserved and release it for demolition.

In addition to the plans and maps noted above, please see the attached Property Site Plan, existing conditions photographs, assessors' card, and assessor's map for the remaining information required by the NHC Demolition Permit Application.

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

Respectfully submitted
490 Merrimac Street Realty Trust, LLC
By their Attorney

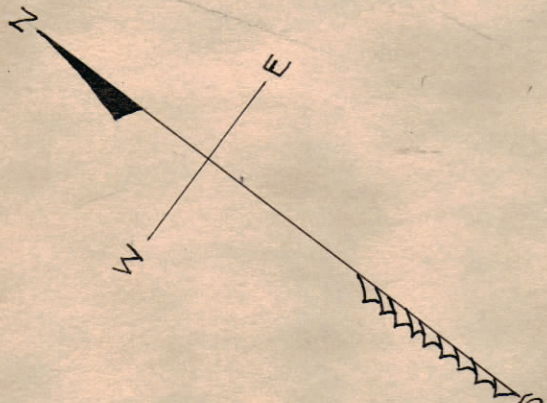


Lisa L. Mead

Attachment
cc: client

MERRIMAC

RIVER,

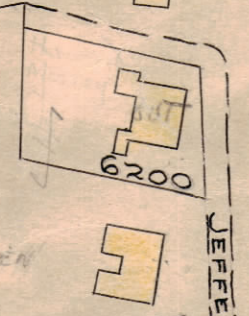


Lillian E. Hanscom
33.4a

Carleton Bullard
6.32a

5.21a
3.59

194a



David F. Collins
2.2a

David F. Collins et ux
5.84a

4.60a

3.65a

Lillian E. Hanscom
3.7a

27,700

41,325

39,500

44,100

11,100

10,800

40,500

43,000

25,200

5,400

1.32a

66,600

66,600

44,100

44,100

55,300

ST.

MERRIMAC

132 103
123
122 26,700
121
120 18,000
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118 13,200
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116 11,000
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ST.
James Hartnett
36,500
James L. Hartnett
90,000
Stanley
19,300
11,800
9,700

ST.
CHRIST CHAPEL
6,800
51,600
57,200
29,825
10,670
10,670
17,600
55,200

ST.
51,600
25,400
29,800
57,200
66,000

9.11a
8.47a
20,700
20,700
19,400
14,820
15,560
16,296
3,886

ST.
ATKINSON COMMON
10,72a

CUSHING

AVE.

NEW

MOULTONVILLE
SCHOOL
17,516
29,500
14,500
14,500

KELEY
10,400
14,500

MOULTON
30,900
21,100
13,500

CHASE ST.
145,600
50,700
30,900
21,100
13,500

ATKINSON COMMON
19,400
14,820
15,560
16,296
3,886

P. LUMMER
19,400
14,820
15,560
16,296
3,886

MOSELEY

MOULTONVILLE
SCHOOL
17,516
29,500
14,500
14,500

KELEY
10,400
14,500

MOULTON
30,900
21,100
13,500

CHASE ST.
145,600
50,700
30,900
21,100
13,500

ATKINSON COMMON
19,400
14,820
15,560
16,296
3,886

P. LUMMER
19,400
14,820
15,560
16,296
3,886

AVE.

HIGH ST.

FERRY RD.

Scale 100 ft. = 1 in.

69

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-074

Name: 490 Merrimac Street Realty Trust c/o Lisa Mead, MTC LLC

Address: 490 Merrimac Street Zoning District(s): R1

Request: Demolish existing home that is greater than 75years of age. No proposal for replacement of non conforming structure was submitted for review. Additional relief may be required depending on NHC determination and potential proposal.

ZONING BOARD REVIEW REQUIRED

Variance

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

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)

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:

Jennifer Blanchet

09/21/2020

Newburyport Zoning Administrator

Date

490 MERRIMAC ST

Location 490 MERRIMAC ST

MBLU 69/ 4/ / /

Owner SULLIVAN JOAN F

Assessment \$369,800

PID 4580

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$130,500	\$239,300	\$369,800

Owner of Record

Owner SULLIVAN JOAN F

Sale Price \$0

Co-Owner

Certificate

Address 490 MERRIMAC STREET

Book & Page 5391/ 24

NEWBURYPORT, MA 01950

Sale Date 09/06/1966

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
SULLIVAN JOAN F	\$0		5391/ 24	09/06/1966

Building Information

Building 1 : Section 1

Year Built: 1890

Living Area: 994

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip

Use Code 1010
Description SINGLE FAM

Size (Acres) 0.25
Depth 0
Assessed Value \$239,300

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$120,900	\$239,300	\$360,200

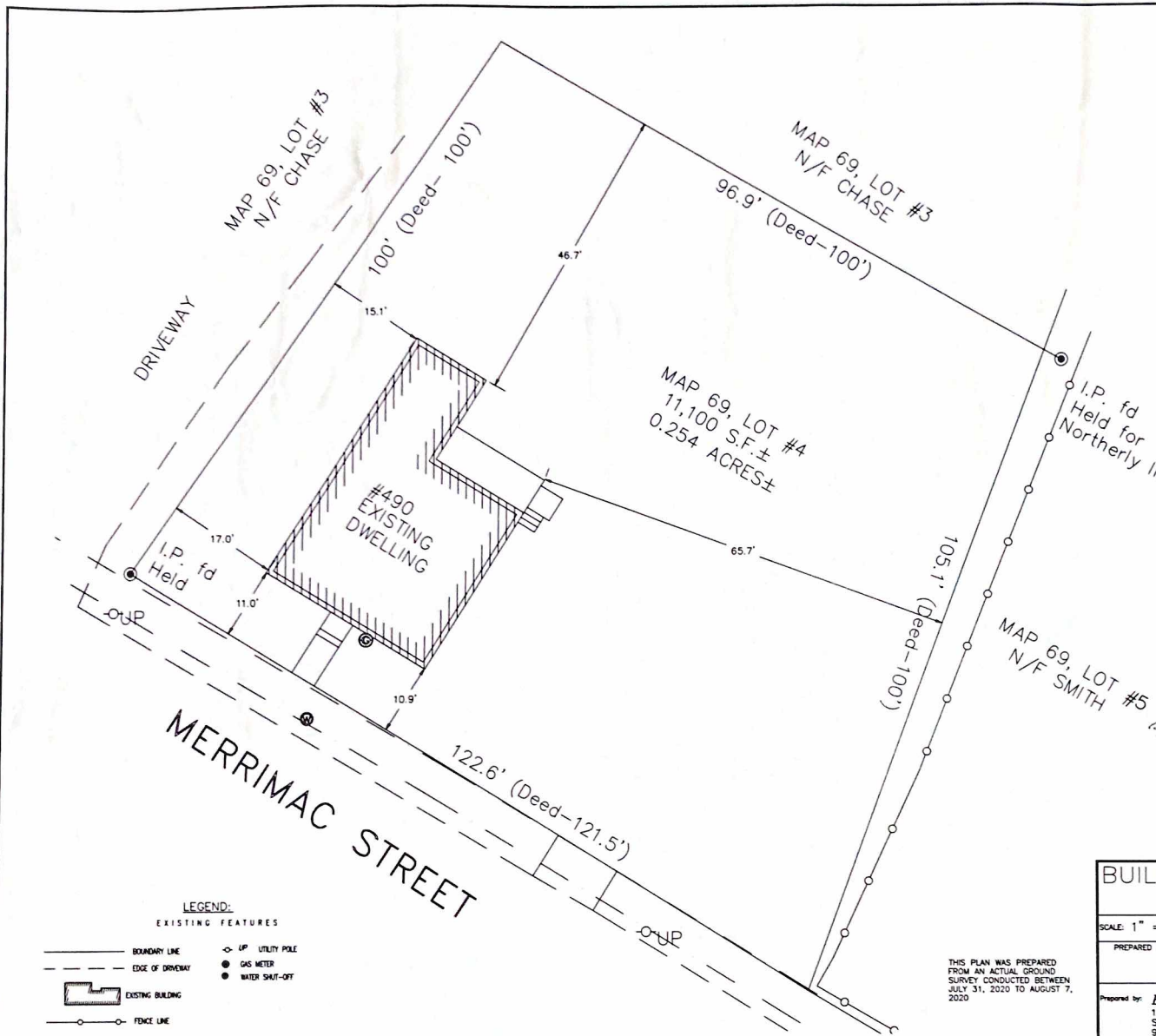
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REFERENCE PLANS:
 1. PLAN 493 OF 1951, AUGUST 1951
 2. PLAN BOOK 240 PLAN 61, AUGUST 1988
 3. PLAN BOOK 308, PLAN 72, JUNE 1996

OWNER OF RECORD:
 MERRIMAC 490 REALTY TRUST
 4245 BROWNSTONE DRIVE
 BEALMONT, TEXAS
 BOOK 38716, PAGE 303

ZONING DISTRICT R-1:



8-10-2020
 MASSACHUSETTS PROFESSIONAL
 LAND SURVEYOR #39689



LEGEND:
 EXISTING FEATURES

- BOUNDARY LINE
- - - EDGE OF DRIVEWAY
- EXISTING BUILDING
- - - ○ - ○ FENCE LINE
- I.P. UTILITY POLE
- GAS METER
- WATER SHUT-OFF

BUILDING LOCATION PLAN		
490 MERRIMAC STREET NEWBURYPORT, MA		
SCALE: 1" = 10'	DATE: 8-8-2020	DRAWN BY: BSK
PREPARED FOR: MERRIMAC 490 REALTY TRUST 4245 BROWNSTONE DRIVE BEALMONT, TEXAS 77706		
Prepared by: BRIAN KNOWLES 110 FOREST ROAD SALISBURY, MA 01952 978-499-9501	DRAWING NUMBER 2020001-BLP	

THIS PLAN WAS PREPARED FROM AN ACTUAL GROUND SURVEY CONDUCTED BETWEEN JULY 31, 2020 TO AUGUST 7, 2020







CONSULTING STRUCTURAL ENGINEER, INC.

336 Baker Avenue
Concord, MA 01720

978-461-6100
www.cse-ma.com

August 14, 2020

Mr. Adam Metcalf

Email: admetcalf@mac.com

Re: Structural Assessment of Existing Conditions at 490 Merrimac St., Newburyport, MA

Dear Mr. Metcalf:

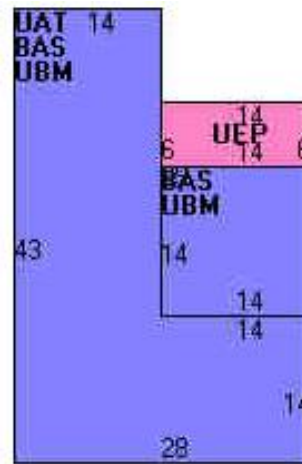
In response to your request to perform a structural assessment regarding the building at 490 Merrimac St., Newburyport, MA, Michael Berry observed existing structural conditions with you on August 4, 2020. This report summarizes my findings, professional opinion and structural recommendations.

FINDINGS

The single-family, single-story, Conventional-style residence and attic were constructed facing south on Merrimac St. in 1890 as shown on the photos and Assessor sketch below.



ORIGINAL BUILDING



BUILDING SKETCH



WEST SIDE ADDITION



EAST SIDE ADDITION

During our assessment, we observed and noted the following structural deficiencies:

1. Deteriorated exterior clapboards, chimney and roof shingles (see photos 1 and 2).
2. Deteriorated fieldstone with brick & mortar foundation walls (see photos 3 and 4).
3. Exterior stairs uncovered and allow water intrusion into basement (see photo 5).
4. Moisture intrusion throughout the interior rooms (see photo 6).
5. Antiquated timber framing with posts extending below grade (see photo 7).
6. Foundation demolished and grade exposed at additions (see photos 7 and 8).
7. Balloon framed walls extend beyond attic floor to support roof (see photo 9).
8. Chimney demolished and abandoned in the attic above kitchen (see photo 9).
9. Lack of attic headroom or ventilation beneath the roof (see photos 10 and 11).
10. Stairs to attic are steep and difficult to climb (see photo 12).

PROFESSIONAL OPINION AND STRUCTURAL RECOMMENDATIONS

As a registered professional engineer in the Commonwealth of Massachusetts, I offer my structural opinion and recommendations regarding the findings noted above.


1. The exterior clapboards and shingles are beyond repair and the brick and mortar chimney is severely deteriorated and caused moisture intrusion in interior rooms. We recommend replacement of the clapboards, asphalt roof shingles and deteriorated chimney bricks and repoint the mortar joints.
2. The fieldstone and brick and mortar foundation walls are severely deteriorated. We recommend repointing the fieldstone and brick and mortar foundation walls.
3. The moisture intrusion at the exterior stairs to the basement causes deterioration. We recommend repointing the fieldstone stairs and installing a bulkhead covering.
4. The substandard timber framing does not comply with the current building code. We recommend reinforcement of the timber framing and replacement of the timber posts with Lally columns bearing on concrete piers.
5. The exposed grade in the basement allows moisture intrusion and deterioration. We recommend leveling grades and installing a concrete slab over a vapor barrier.
6. The balloon framed walls and antiquated roof framing do not comply with current code requirements for snow and wind loads. We recommend demolition and removal of the abandoned chimney and replacement of the wall and roof framing in the attic to resist code loads and provide adequate headroom and ventilation.
7. The attic stairs are too steep and do not provide sufficient headroom for safety. We recommend relocation and reconstruction of code compliant attic stairs.

The overall cost of recommended structural repairs noted above may exceed the cost to demolish and reconstruct the entire building. We recommend a cost to benefit analysis.

We reserve the right to amend these findings, professional opinion and structural recommendations should additional information become available. If you wish to discuss this report, please contact us directly at 978-461-6100.

Yours truly,

Michael J. Berry P.E.

A circular professional seal for Michael J. Berry, a Registered Professional Engineer in the Commonwealth of Massachusetts. The seal features a serrated outer edge and contains the text: "COMMONWEALTH OF MASSACHUSETTS" at the top, "MICHAEL J. BERRY" in the center, "STRUCTURAL" below the name, "No. 30823" below the specialty, and "REGISTERED PROFESSIONAL ENGINEER" at the bottom.

Michael J. Berry, P.E., SECB

Attachments: Photographs 1 through 12 taken by Michael J. Berry on August 4, 2020



Photo 1 Deteriorated exterior clapboards



Photo 2 Deteriorated chimney bricks and aged roof shingles



Photo 3 Brick and mortar deterioration on the West side foundation



Photo 4 Fieldstone and brick wall deterioration on the North side foundation wall



Photo 5 Exterior stairs uncovered and allow water intrusion into basement



Photo 6 Moisture intrusion throughout the interior rooms



Photo 7 Antiquated timber framing with posts extending below grade and foundation walls demolished



Photo 8 Foundation walls partially demolished to allow additions



Photo 9 Balloon framed walls to support roof and chimney demolished and abandoned in the attic



Photo 10 Lack of attic headroom



Photo 11 Ventilation beneath the roof



Photo 12 Stairs to attic are steep and difficult to climb

3107

Mead Talerman & Costa LLC

Operating Account
30 Green Street
Newburyport, MA 01950



Newburyport Bank

JOURNEY WELL
53-7150/2113

9/23/2020

PAY TO THE
ORDER OF

City of Newburyport

\$ **100.00

One Hundred and 00/100*****

DOLLARS

City of Newburyport
60 Pleasant Street
Newburyport, MA 01950



[Signature]
AUTHORIZED SIGNATURE

MEMO

Filing fee Historic 490 Merrimac

⑈003107⑈ ⑆211371502⑆ 2981 764 0⑈

Mead Talerman & Costa LLC

3107

City of Newburyport

9/23/2020

Filing fee Historic 490 Merrimac

100.00

Operating Account 76 Filing fee Historic 490 Merrimac

100.00

Mead Talerman & Costa LLC

3107

City of Newburyport

9/23/2020

Filing fee Historic 490 Merrimac

100.00

Operating Account 76 Filing fee Historic 490 Merrimac

100.00

