TOWN OF TOPSFIELD

Historic Commission

8 West Common Street, Topsfield, Massachusetts 01983

Significant Structure/Demolition Delay Review

The purpose of Topsfield's Demolition Delay By-law (Chapter XXVI) is to preserve, protect, and document significant buildings and structures within Topsfield that are outside Local Historic Districts or that are on the Historic Buildings List. Such buildings and structures reflect distinctive features of the architectural, cultural, economic, agricultural landscape or social history of the Town, and their preservation promotes the public welfare by making the Town a more attractive and desirable place to live and work. If the Applicant's project is within the Historic District, the Certificate of Appropriateness process applies.

The intent of the By-law is not to permanently prevent demolition of buildings or their features, but rather through the six-month delay, to provide an opportunity to develop preservation solutions minimizing the loss of historic buildings and fabric. The Historic Commission ("the Commission") wishes to encourage and assist owners and townspeople at a minimum to seek alternatives to replacing windows, doors, trim and other original architectural features and at a maximum to seek out persons who might be willing to purchase, preserve, rehabilitate, restore or relocate structures rather than demolish them, and thus limiting the detrimental effect of demolition on the historical architectural resources of the Town. In addition, this delay will give the Commission an opportunity to document historic or important architectural resources before they are lost from Topsfield's cultural landscape.

To achieve these purposes, the Commission is empowered to advise the Building Inspector with respect to the issuance of permits for demolition of significant structures and their elements, and where appropriate and consistent with the intent and purpose of this By-law, to allow demolition under conditions designed to minimize the loss of distinctive features of significant structures. When an applicant files and application for demolition with the Inspector of Buildings, a denial will be issued and the applicant instructed to fill out the Historic Commissions Application for Significant Structure Review.

Significant Structure Review/Demolition Delay Application

Application Submission Date: _____

Applicant Name: Meredith Farm Realty Trust

Applicant Address: 41 Cross Street, Topsfield, MA

Property Address (if different) _____

Telephone _____ Email _____

Please check that the following information is complete and included with this application. Please refer to the guidelines on the cover page and the entire By-Law if necessary. If there are any questions, please contact the Historic Commission Chairperson (contact information available at Town Hall).

X **Maps:**
A map showing the location of the building or structure to be demolished with reference to lot lines and to neighboring buildings or structures. Maps are available for copying in the Tax Assessors office and real estate maps are acceptable.

X **Photographs:**
Complete current photographic documentation of the structure (interior and exterior) including context photo is required. Print and digital copies are requested. Label each photograph with address and date.

X **Description of Building(s) or parts to demolished:**
A written description of the building or structure, or part thereof, to be demolished, including historic and architectural background and significance (year built, architectural style, architect, builder, ownership history).

___ **Engineer's or Builder's Statement:**
Statement of the reason for the proposed demolition and data supporting said reason. Document condition of the building, economic impacts of demolition vs. rehabilitation; certification from the Building Inspector if demolition is required for public safety.

X **Plan for proposed restoration or replacement:**
Include copies of plans from architect.

___ **Site Visit**
The Historic Commission or its designee requests a site visit.

_____
Signature of Applicant Granting Permission for Site Visit

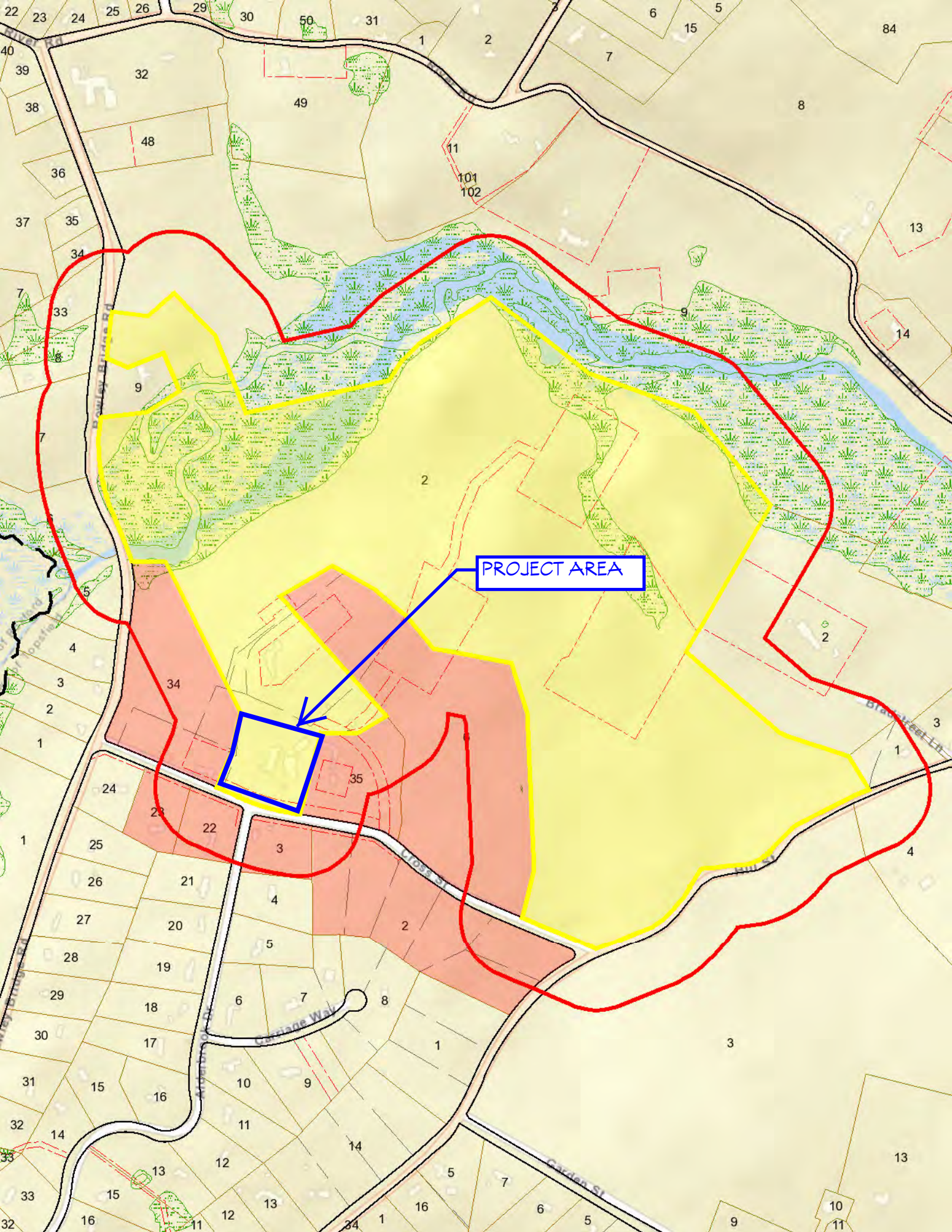
X **List of Abutters – 300 Feet (from the project)**

For Commission Use
Date Received _____ Date of Public Hearing _____
Receiver: _____ Application Number _____

Action Taken
_____ Approved for demolition
_____ Other _____
_____ Demolition delay invoked
_____ Time of Delay (0-6 months)

Signatures of Commission members and Vote

Name	Yes	No	Name	Yes	No	Name	Yes	No


PROJECT AREA
River Rd
Cross St
Carriage Way
Garden St
Bradstreet Ln

THIS PHOTO IS FOR REFERENCE ONLY. EXISTING STRUCTURES PROVIDE CONTEXT.

BULL BARN
TO BE RENOVATED

GARAGES
TO BE REMOVED

GARAGES
TO BE REMOVED

BULL BARN
TO BE RENOVATED

BENJAMIN NUTTER
ARCHITECTS
timeless design. contemporary living.

January 13, 2020

Topsfield Historical Commission
Topsfield Town Hall
8 West Common Street
Topsfield, MA 01983

Dear Commission Members:

We are requesting permission for the demolition of garage/storage structures at 41 Cross Street. The set of buildings to be demolished are likely from post WWII era and have no significant historical or architectural relevance. They are attached to what is known as the 'Bull Barn', a name dating back to when there were cows/bulls on the property. The Bull Barn has concrete walls with a gambrel roof and currently serves as a chicken/turkey coop. The main portion of the barn will be renovated to serve new farm-related functions. The small shed extension at the end of the Bull Barn will remain as the chicken/turkey coop. The primary renovations will include restoring siding and/or trim as required, replacing the dated glass block with functioning windows, restore or replace exterior doors, remove unnecessary dormers and porch-like roof structures to simplify the appearance of the building, replace the roof and add roof ventilators.

The rest of the connected structures are open or closed garage and storage bays that have been added at various times. Many of these structures are under-constructed by today's building codes. Some areas show structural wear and tear, including significant deflection, cracked foundations, and over time will become a hazard to public safety and welfare.

The farm equipment housed in the structures to be removed will be relocated to a new 40' x 84' barn, located off the north end of the removed structures. This barn will be 'banked' into the grade to provide two levels of storage, thus maximizing the efficiency of the smaller footprint. The barn will compliment both the new vision for the farm and the existing historic structures.

Sincerely,

Ben Nutter

Ben Nutter, AIA

BENJAMIN NUTTER ARCHITECTS, LLC
PO BOX 254, 43 CANTERBURY HILL ROAD, TOPSFIELD, MA 01983 978.887.9836
25 MARKET STREET, SUITE 2A, PORTSMOUTH, NH 03801 603.319.8141
www.benjaminnutter.com

4814 BUILDING

GARAGE FLOOR ELEV.=112.74'

GARAGE FLOOR ELEV.=98.57'

WATER SERVICE BOX

ELECTRIC OUTLET

WATER TROTH

49,635sf of pavement

BUILDING ENVELOPE

SOLAR PANEL

SOLAR PANEL

SOLAR PANEL

BOULDER (TYPICAL)

BOULDERS

GRAVEL

PAVED

COVER

CB

BARN

CONC. THRESHOLD ELEV.=114.28'

FLOOR ELEV.=123.38'

GARAGE

WOOD THRESHOLD ELEV.=120.94'

GARAGE FLOOR ELEV.=122.77'

AC

HYD (NOT IN SERVICE)

APPROX. SEPTIC TANK

METAL THRESHOLD ELEV.=122.69'

MONITORING WELL

DWELLING

WOOD THRESHOLD ELEV.=125.04'

WIRES

FP

EXISTING BUILDING

GARAGE FLOOR ELEV.=120.12'

FIRST FLOOR ELEV.=120.15'

GEN.

PROPANE

BUILDING

WALL

COOP

STONES

DECK

PORCH

METAL THRESHOLD ELEV.=130.48'

METAL THRESHOLD ELEV.=130.03'

#2 DWELLING

#3 DWELLING

30"MAPLE

42"MAPLE

48"MAPLE

8"MAPLE

26"MAPLE

22"LOCUST

12"DOGWOOD

36"MAPLE

18"MAPLE

30"MAPLE

24"TREE

6"MAPLE

28"APPLE

30"HICK

PROGRESS PRINTS

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

PROPOSED DEMO PLAN

SCALE: 1" = 20'-0"

SITE PLAN FOR:
MEREDITH FARM LLC
29 CROSS STREET
TOPSFIELD, MASSACHUSETTS

D1.0

PRINTS MADE:
BID:
PERMIT:
CONSTRUCTION:

DRAWN BY:
R.BERNARD, A.I.A.

BENJAMIN NUTTER
BUILDING ENVELOPE CONSULTANT
POST OFFICE BOX 254
TOPSFIELD, MASSACHUSETTS 01983
T: 978.887.4836
BENJAMINNUTTER.COM

PROPOSED DEMOLITION OF EXISTING BARN AND GARAGE, AND CONSTRUCTION OF NEW BARN FOR FARM ANIMALS TO INCLUDE 3 HORSES & 4 CHICKENS; TO BE REPLACED WITH NEW STRUCTURE OF SIMILAR FOOTPRINT AND APARTMENT ABOVE

EXISTING BARN TO BE DISASSEMBLED, MOVED, AND REASSEMBLED AS AN EARTH HOUSE

NEW BARN TO BE TIMBER FRAMED WITH TRADITIONAL POST AND BEAM FRAME CONFIGURATION

PROPOSED NEW 40'X84'
EQUIPMENT BARN

3360

39,188sf of pavement

EXISTING 'BULL BARN'
TO BE RENOVATED

EXISTING BUILDING

FIRST FLOOR ELEV=120.15'

115
116
117
117
116
115
104

PROGRESS PRINTS

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

BENJAMIN NUTTER ARCHITECTS, LLC

POST OFFICE BOX 254
TOPSFIELD, MASSACHUSETTS 01983
T: 978.887.9836
BENJAMINNUTTER.COM

DRAWN BY:
R BERNARD, AIA

PRINTS MADE:
BID:
PERMIT:
CONSTRUCTION:

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN FOR:
MEREDITH FARM LLC
29 CROSS STREET
TOPSFIELD, MASSACHUSETTS

S1.0

MEREDITH FARMS, LLC	PROPOSED 3D RENDERED SITE PLAN	SCALE: N.T.S.	01.13.2020

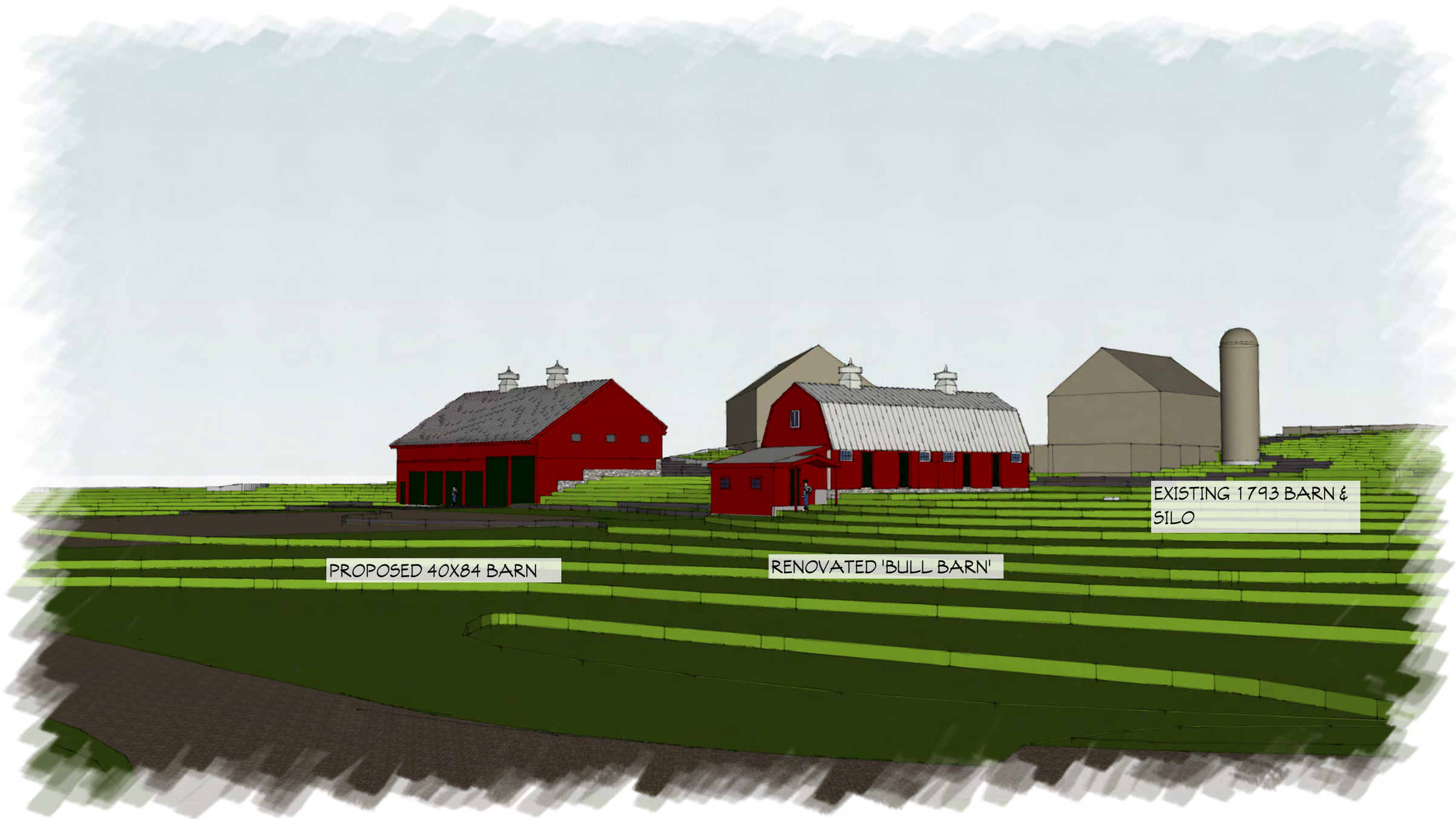
MEREDITH FARMS, LLC

VIEW FROM CROSS STREET

SCALE: N.T.S.

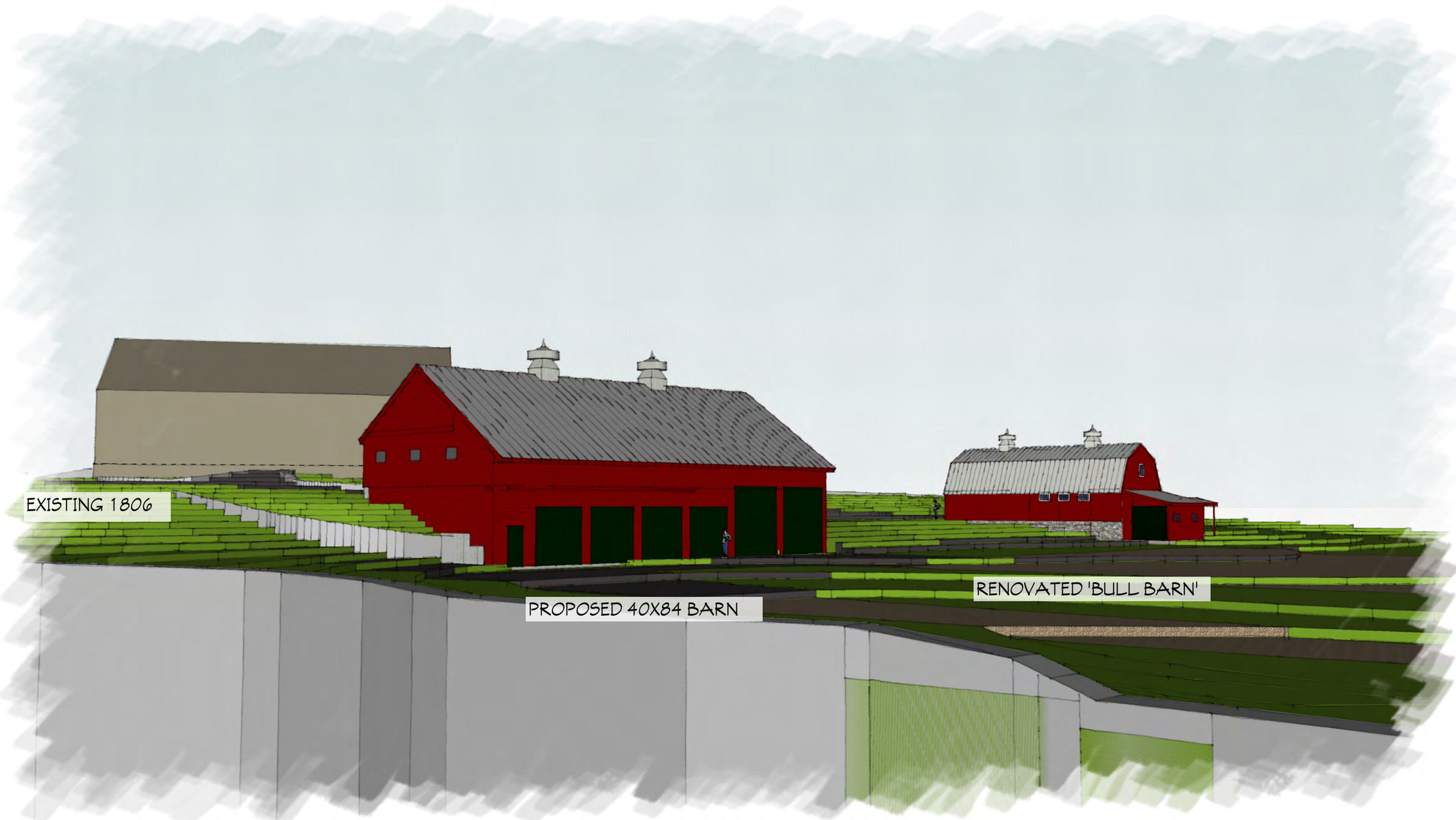
01.13.2020

BENJAMIN NUTTER ARCHITECTS, LLC



MEREDITH FARMS, LLC	VIEW FROM SOUTHWEST	SCALE: N.T.S.	01.13.2020

BENJAMIN NUTTER ARCHITECTS, LLC



MEREDITH FARMS, LLC	VIEW FROM NORTHWEST	SCALE: N.T.S.	01.13.2020

300 foot Abutters List Report

Topsfield, MA
September 26, 2019

Subject Property:

Parcel Number:	62-2	Mailing Address:	COLLINS TIMOTHY R TR
CAMA Number:	62-2		41 CROSS ST
Property Address:	41 CROSS ST		TOPSFIELD, MA 01983

Abutters:

Parcel Number:	62-22	Mailing Address:	MARSHALL ROBERT A
CAMA Number:	62-22		5 ALDERBROOK DR
Property Address:	5 ALDERBROOK DR		TOPSFIELD, MA 01983
Parcel Number:	62-23	Mailing Address:	GINLEY DANIEL E
CAMA Number:	62-23		46 CROSS ST
Property Address:	46 CROSS ST		TOPSFIELD, MA 01983
Parcel Number:	62-3	Mailing Address:	HOYT KAREN A TR
CAMA Number:	62-3		36 CROSS ST
Property Address:	36 CROSS ST		TOPSFIELD, MA 01983
Parcel Number:	62-34	Mailing Address:	GEIGER CHRISTOPHER
CAMA Number:	62-34		47 CROSS ST
Property Address:	47 CROSS ST		TOPSFIELD, MA 01983
Parcel Number:	62-35	Mailing Address:	COLLINS TIMOTHY R TR
CAMA Number:	62-35		41 CROSS ST
Property Address:	29 CROSS ST		TOPSFIELD, MA 01983
Parcel Number:	63-2	Mailing Address:	COLLINS TIMOTHY R TR
CAMA Number:	63-2		41 CROSS ST
Property Address:	10 CROSS ST		TOPSFIELD, MA 01983
Parcel Number:	63-6	Mailing Address:	COLLINS TIMOTHY R TR
CAMA Number:	63-6		41 CROSS ST
Property Address:	21 CROSS ST		TOPSFIELD, MA 01983