

51 High Street – The Philip Coombs House



Location

51 HIGH ST

MBLU

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Owner

SANSONE ANDREW

Assessment

\$4,107,600

PID

1850

Building Count

1

Current Value

Assessment

Valuation Year	Improvements	Land	Total
2026	\$3,517,500	\$590,100	\$4,107,600

Owner of Record

Owner SANSONE ANDREW

Co-Owner SARAH SPRAGUE SANSONE T/E
Address 51 HIGH ST
 NEWBURYPORT, MA 01950
Sale Price \$2,155,000
Certificate
Book & Page 35526/0345

Sale Date 12/13/2016
Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SANSONE ANDREW	\$2,155,000		35526/0345	00	12/13/2016
TIRMAN JEFFREY J AND STACY M T/E	\$0		32102/0365	1F	01/10/2013
TIRMAN GEOFFREY J	\$1,650,000		31010/0618	1O	01/17/2012
RONDEAU ALBERT E	\$1,125,000		16806/0024	00	01/12/2001
STEVENS DAVID E.	\$371,000		11956/0003	00	06/21/1993

Building Information

Building 1 : Section 1

Year Built: 1798
Living Area: 6,740

Building Attributes

Field	Description
Style:	Old Style Colonial

Model	Residential
Grade:	Above Avg +10
Stories:	3 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall	
Roof Structure:	Mansard
Roof Cover	Slate
Interior Wall1	Plastered
Interior Wall	
Interior Flr	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	7 Bedrooms
Total Bthrms:	6
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	13 Rooms
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout

UBM	Basement, Unfinished	924	0
UST	Utility, Storage, Unfinished	189	0
		10,700	6,740

Extra Features

Extra Features Legend

Code	Description	Size	Value	Bldg #
FPL2	FIREPLACE 1.5 ST	3.00 UNITS	\$10,800	1
FPO	EXTRA FPL OPEN	3.00 UNITS	\$3,900	1
WHL	WHIRLPOOL	1.00 UNITS	\$1,600	1

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 2.52
Depth 0
Assessed Value \$590,100

Outbuildings

Outbuildings Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN5	2 STORY			748.00 S.F.	\$26,900	1
SHD1	SHED FRAME			209.00 S.F.	\$2,400	1
PAT2	PATIO-GOOD			640.00 S.F.	\$7,500	1

CAB2	W/PLUMBING ETC			528.00 S.F.	\$32,700	1
SPL3	POOL-INGR GUNI			800.00 S.F.	\$33,600	1

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$3,139,200	\$553,900	\$3,693,100
2024	\$2,923,000	\$506,600	\$3,429,600
2023	\$2,760,900	\$440,600	\$3,201,500

History of the House

Architecture: Federalist; Second Empire Renovations, House Built 1798.

History:

Philip Coombs was born in 1783 into a well-connected family with ties to Privateering and International Shipping. Though he may have sponsored or had partial share holdings on sailing ships; his main business was headquartered here and grew prosperous as a town-centered merchant. It is unknown who first built the Federal-style house as he would have been only fifteen years old when it was first constructed. Either way, his fortunes grew so that he ended up owning it at a young age. Well-positioned, he then married Ann Jewett Morse (Born 1748) in 1806.

He was considered well-connected to the business community and was known according to one newspaper article, for having a fine character possessing high morality and integrity.

He endowed the interior with exquisite architectural features that are rarely found in other "The Ridge" homes. Here is just one example:



He became so well-endowed that in his later years, he was able to retire, retirement still not a common practice in colonial and post-Revolutionary America. He was also noted as being extraordinarily in good health even though he was in his seventieth year.

It came such a surprise to the local newspaper that at 70 years old, having had breakfast, he decided to go out and shovel snow at the height of winter. Just as he came back inside, he suffered a massive stroke (Apoplexy) and immediately died. The date was December 31st, 1853.

Mr. Coombs along with his wife are buried at the Highland Cemetery in the Back Bay of Newburyport.



The next owner of the building acquired the structure just when the Second Empire architecture was the rage (1860-1880) and major renovations were made to the roof with additions in the back.

Major additions were also added later in the twentieth and twenty-first centuries. As wealthy as Philip was, he would not have conceived the level of opulence the present house and property has attained now at a 21st century level. As one real estate agent waxed poetic:

“No matter the season, 51 High St shines. Set on over 2.5 acres on "The Ridge," Newburyport's most prestigious and historic neighborhood, 51 High Street is a masterfully restored and expanded Federal estate offering seven bedrooms, 10 baths, and timeless sophistication. This grand residence has been meticulously updated to preserve its architectural integrity while introducing the finest modern amenities. Surrounded by lush gardens and forest, the property features a heated saltwater pool, an elegant pool house with indoor/outdoor kitchens, multiple alfresco dining and lounge areas, a bluestone patio with a fire pit, and a screened dining porch off the formal dining room. The Primary-Suite spans over eight-hundred square feet and features a luxurious soaking tub, generous walk-in closets, and a serene space. Ambiance, proportions, exquisite details, and thoughtfully designed spaces define this singular home. A rare blend of historic grandeur and contemporary comfort in the downtown.”

References:

City of Newburyport Appraisal Vision Report, June 31, 2019.

Find A Grave

<https://www.findagrave.com/memorial/103725444/philip-coombs>

Interior of Philip Coombs House, fireplace and mantel, Newburyport, Massachusetts, GN-24, Photography, Date 1860-1949, GUSN, GUSN-376185, George E. Noyes photographic collection, 1860s-1940s, Negatives, Negative numbers GN0002-GN0100

National Register of Historical Places, Newburyport Historic District, High Street District Data Sheet, 1984, 2025.

Real Estate Postings for 2025, Presented by: Homes & Lifestyles Team with Gibson Sotheby's International Realty.

Vital Records of Newburyport, MA to the end of the year 1849, marriages, gravestone inscription & Death Records of Newburyport, MA