

Newburyport Historical Commission
Demolition Permit Application

4/3/18
Date of Receipt
Historical Commission

Date: 3 April 2018

Property Address: 11 61st Street Newburyport

Applicant Name: Michael O'Rourke ~ Nobleport Construction

Address: 25 Storey vln. Suite 8 Newburyport MA 01950

Phone: 781-702-0333 Email (optional): MIKE@nobleport.net

Owner Name and Address (if different): Kevin & Kim Conway
21 Rocka Dundee Rd Andover MA 01810

PROPERTY DESCRIPTION: Describe the property proposed for demolition. Attach additional pages as necessary. A written explanation is required for any information that cannot be provided by the applicant.

Year(s) Built: 1900 Area (sq.ft): 712

Architectural Style: Bungalow small cottage

Demolition Type: Full Building Demolition? Yes No

Partial Building Demolition? Yes No

Roof Line Change? Yes No

Property Type: Residential: Single Family Multi-Unit

Outbuilding: Specify: _____

Commercial: Specify: _____

Institutional: Specify: _____

Additional information describing property (attach additional pages as necessary):

FULLY DESCRIBE REASON(S) FOR DEMOLITION (for projects claiming structural instability, the NHC may request that the applicant provide a written report from a registered structural engineer)

Newbuild

FULLY DESCRIBE ALTERNATIVES TO DEMOLITION THAT HAVE BEEN CONSIDERED:

REQUIRED SUPPORTING DOCUMENTS:

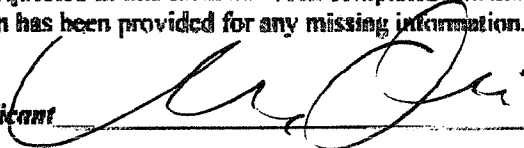
Please attach the following:

- Newburyport Assessor's property record card for the property.
- Photographs showing all exterior sides of the property.
- Photographs showing the property in context of the neighborhood.
- Architectural plans for replacement structure (plans, elevations, perspectives, and a site plan).
- Any additional information that supports request for demolition.

Please provide ten (10) copies of the application form and supporting documents, along with a \$100 application fee to the Planning Office. Formal review will commence after a complete permit application has been submitted along with the information requested above to the Newburyport Historical Commission. Within twenty-one (21) days from its receipt of a complete NHIC Demolition Permit Application, the Commission shall determine whether the building or structure is historically significant. You will be notified when your application will be placed on the Commission's agenda for full discussion.

The information requested in this form has been completed and attachments provided, as indicated above. A written explanation has been provided for any missing information.

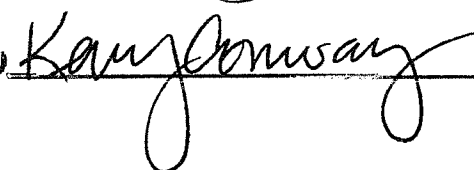
Signature of Applicant



Date

4-3-18

Signature of Property Owner (Required)



Date

4/3/18

CURRENT OWNER	TOPO.	UTILITIES	SPRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
CONWAY KEVIN J KIML T/E 20 ROCK O DUNDEE RD ANDOVER, MA 01810 Additional Owners:					RESIDENTL RESIDENTL RESIDENTL	Code 1010 Appraised Value 30,600 Assessed Value 30,600	Code 1010 Appraised Value 247,900 Assessed Value 247,900
SUPPLEMENTAL DATA							
Other ID: 76-261							
SUB-DIV: CONDO CV:							
PHOTO: INLAW V/N:							
WARD: LOT SPLIT:							
TITLE #: 40B HSNB:							
ATT 1/2 HSE:							
GIS ID: M 256276 951536							
ASSOC PID#							

VISION
123
NEWBURYPORT, MA

RECORD OF OWNERSHIP	BE-YO/PAGE	SALE DATE	Q/U	WT	SALE PRICE	V/C	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
CONWAY KEVIN J	36159/0224	09/07/2017	Q	1	320,000	00	2018	1010	30,600	2017	1010	30,600	
SKRYNESS JOHN S JR	16039/0288	11/09/1999	U	1		1A	2018	1010	247,900	2017	1010	247,900	
SKRYNESS JOHN S JR	13229/0478	10/11/1995	U	1		1F	2018	1010	600	2017	1010	600	
SKRYNESS CECELIA M	6124/051	01/20/1975	U	1		0	2018	1010	600	2017	1010	600	
Total:										279,100	Total:		267,300

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMMIT. INT.
ASSESSING NEIGHBORHOOD							
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch			
5/A							
OUTDOOR SHOWER STALL							
PATIO SIZE ESTIMATED							
Total:							

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP. DATE	% COMP.	DATE COMP.	COMMENTS
BUILDING PERMIT RECORD								

B #	USE CODE	USE DESCRIPTION	ZONE	D	FRONT	DEPTH	UNITS	UNIT PRICE	I	FACTOR S.A.	DISC	C	FACTOR I.D.	ST.	ADJ.	NOTES-ADI
1	1010	SINGLE FAM	R3				4,900	SF	42.16	1.0000	5	1.0000	1.00	P2	1.20	

LAND LINE VALUATION SECTION																
APPRaised VALUE SUMMARY																
This signature acknowledges a visit by a Data Collector or Assessor																
ADJUSTMENT:																
NET TOTAL APPRAISED PARCEL VALUE																
NET TOTAL APPRAISED PARCEL VALUE																
Total Card Land Units: 0.111 AC																
Parcel Total Land Area: 0.111 AC																
Total Land Value: 247,900																

VISIT/CHANGE HISTORY																
DATE	TYPE	IS	ID	CD	PURPOSE/RESULT											
12/03/2015			DAK	02	Measur+2Visits											
10/18/2006			AF	02	Measur+2Visits											
10/15/1997			CN	04	Measur/Vac/Boarded up											
10/08/1997			CN	01	Measur+1Visit											
06/21/1988			PC	00	Measur+1Listed											

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
01	01		Camp Residential Average				
03	03		1 Story				
14	14		Wood Shingle				
03	03		Gable/Hip				
03	03		Asph/F Gls/Cmp				
02	02		Wall Brd/Wood				
09	09		Pine/Soft Wood				
06	06		Inlaid Sht Gds				
01	01		Coal or Wood				
01	01		None				
01	01		None				
02	02		2 Bedrooms				
01	01		Dep Code				
01	01		Remodel Rating				
01	01		Year Remodeled				
01	01		Dep %				
01	01		Functional Obslnc				
01	01		External Obslnc				
01	01		Cost Trend Factor				
01	01		Condition				
01	01		% Complete				
01	01		Overall % Cond				
01	01		Apprais Val				
01	01		Dep % Ovr				
01	01		Dep Ovr Comment				
01	01		Misc Imp Ovr				
01	01		Misc Imp Ovr Comment				
01	01		Cost to Cure Ovr				
01	01		Cost to Cure Ovr Comment				

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

COST/MARKET VALUATION

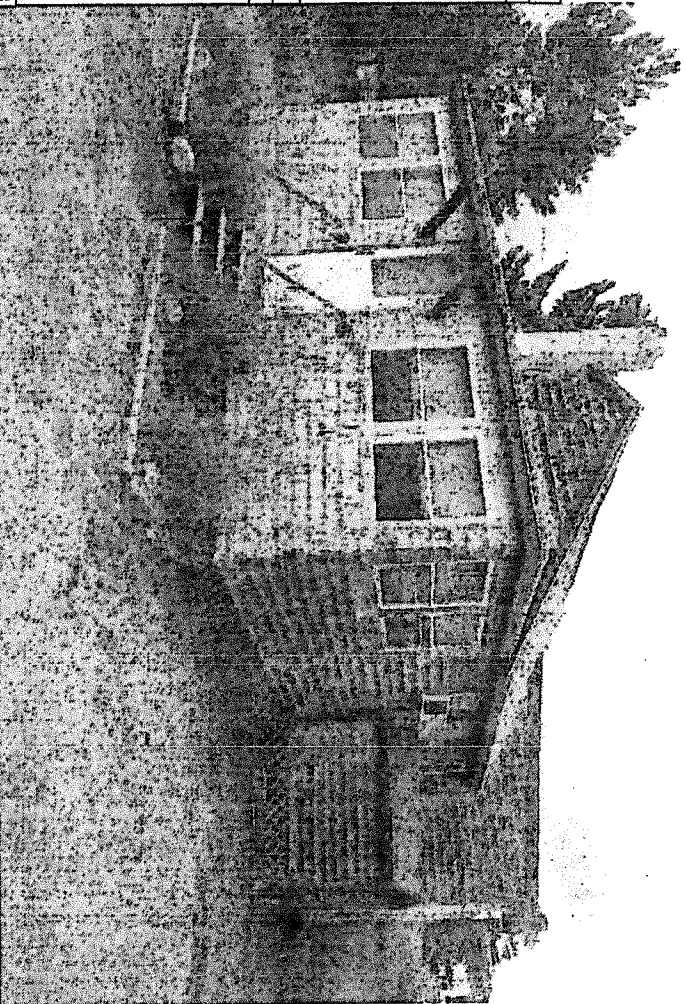
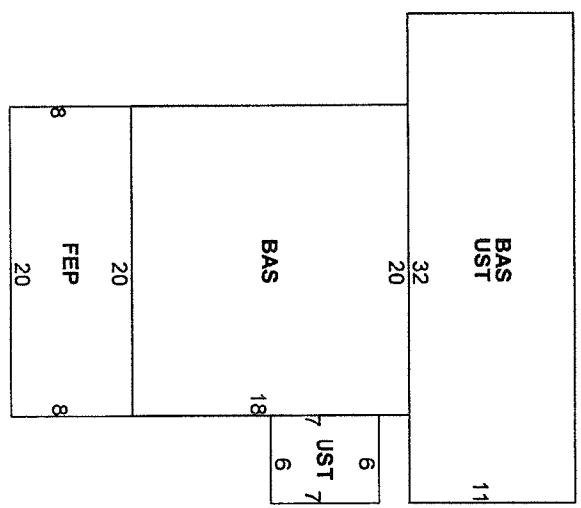
Adj. Base Rate:	43.66
Replace Cost	43,708
AYB	1900
EYB	1987
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	70
Overall % Cond	30,600
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

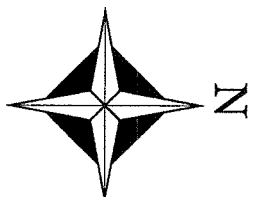
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrip	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
ATTI	PATIO-AVG			L	280	9.00	2015	0				25	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underrec. Value
AS	First Floor	712	712	712	43.66	31,089
EP	Porch, Enclosed	0	160	112	30.57	4,890
IST	Utility, Storage, Unfinished	0	394	177	19.62	7,729
Ttl. Gross Liv/Lease Area:		712	1,266	1,001		43,708





ZONING CALCS

PARCEL IS IN FLOOD ZONE AE W/ A BASE FLOOD ELEVATION OF 9 ACCORDING TO FEMA MAP #25009C01416 W/ AN EFFECTIVE DATE OF 7/14/14

EXISTING BUILDING TO BE REMOVED: 913.04 SF
PROPOSED BUILDING: 870.25 SF

ELEVATION DATUM ID NAD 88
ZONING DISTRICT: P10D

TOTAL LOT AREA IN SF = 4,900
LOT COVERAGE ALLOWED: 4,900 X .20 = 980 SF
LOT COVERAGE PROPOSED: 29.5' X 29.5' = 870.25 SF
OPEN SPACE REQUIRED: 4,900 X .35 = 1,715 SF
OPEN SPACE PROPOSED: 4,900 - 870.25 = 4,029.75 SF

EXISTING SHRUBS BORDERING ON NEIGHBOUR'S PROPERTY TO REMAIN UNTOUCHED
PROPERTY BOUNDARY LINE

EXISTING SANDSCAPE TO REMAIN

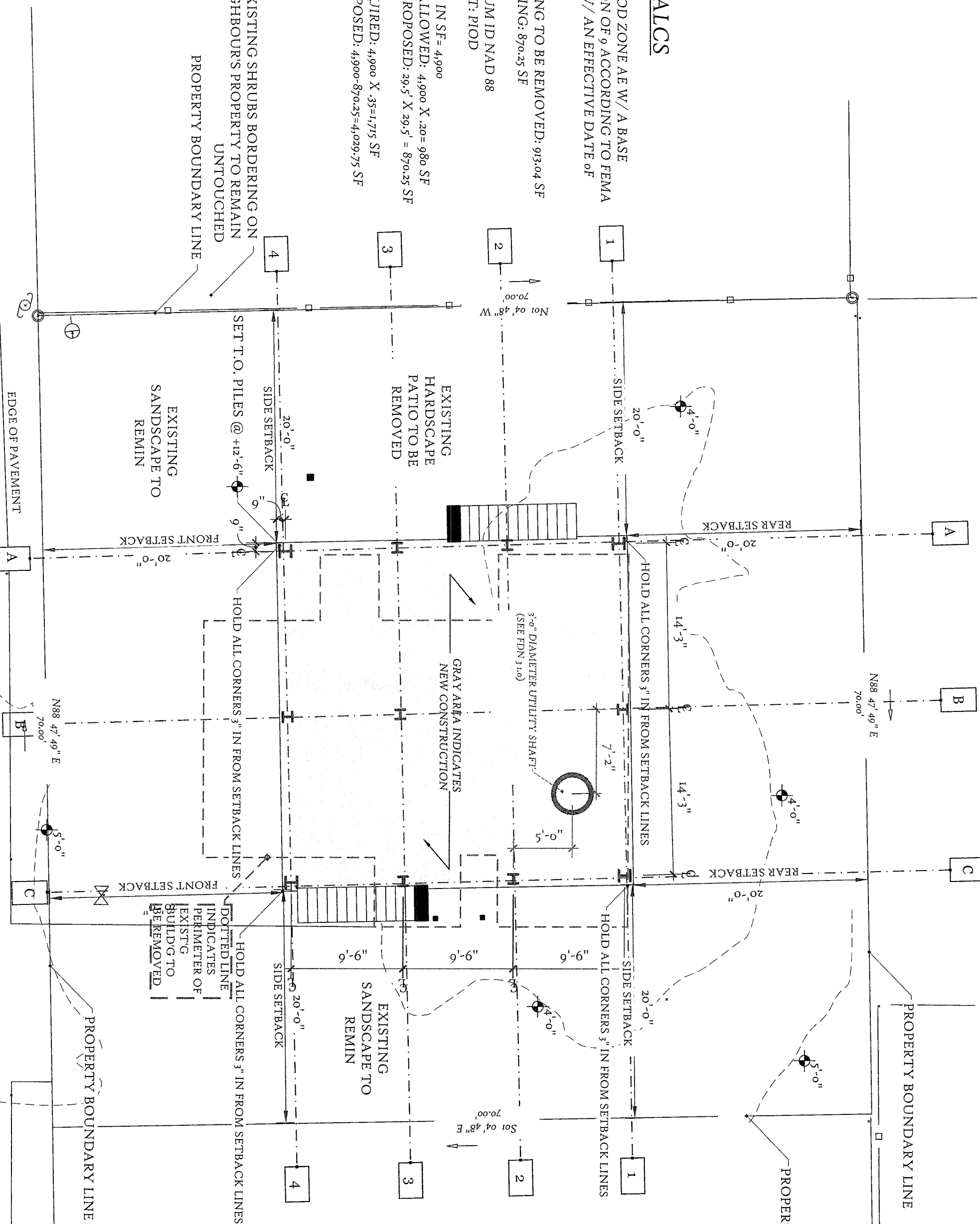
EXISTING HARDSCAPE PATIO TO BE REMOVED

GRAY AREA INDICATES NEW CONSTRUCTION

3'-0" DIAMETER UTILITY SHAFT (SEE FDN 3.1.0)

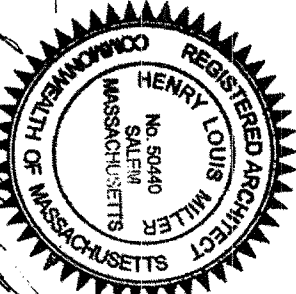
EXISTING SANDSCAPE TO REMAIN

DOTTED LINE INDICATES PERIMETER OF EXIST'G BUILD'G TO BE REMOVED

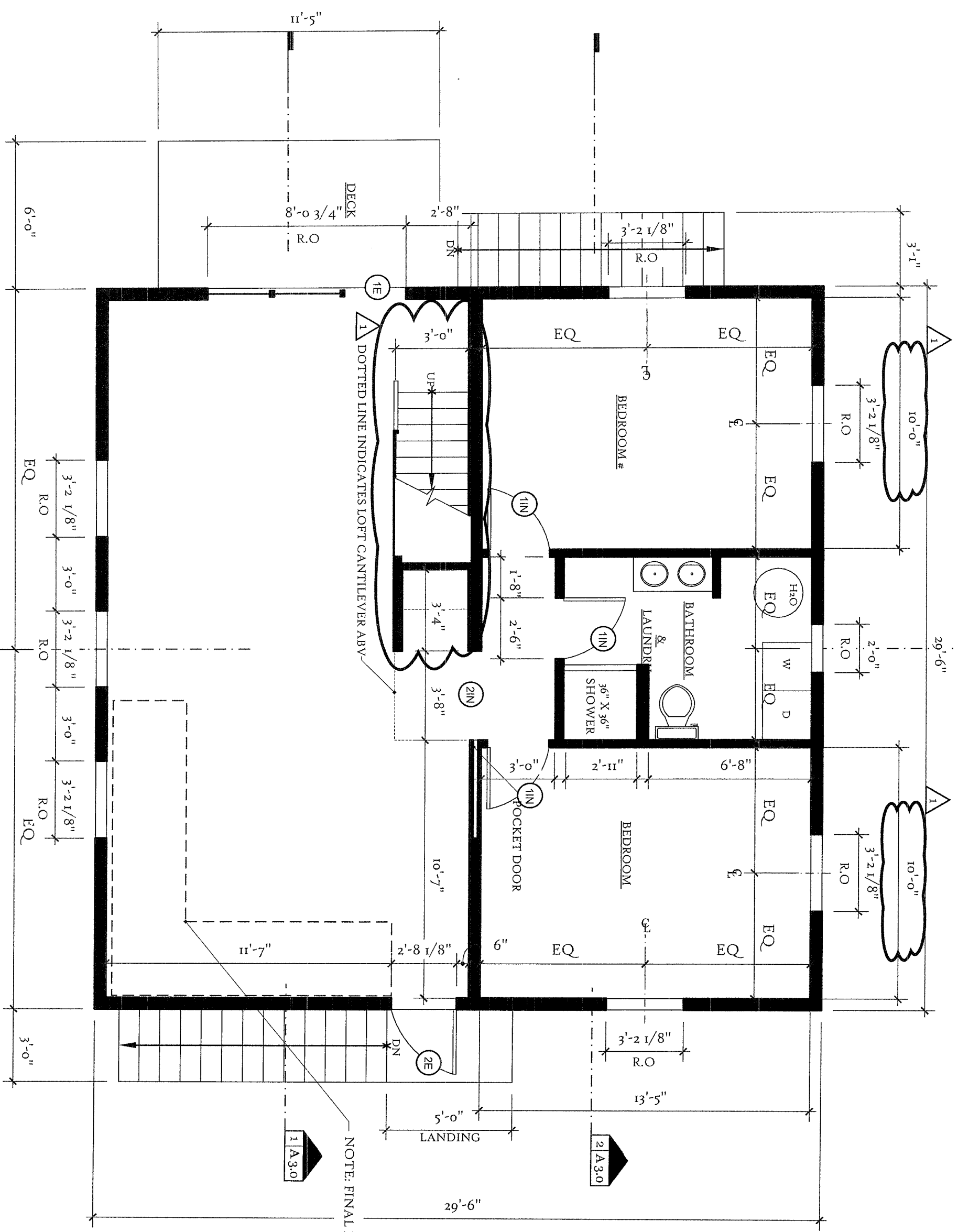
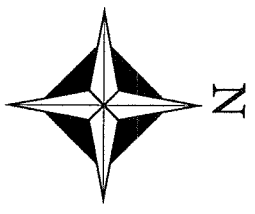


EDGE OF PAVEMENT

PILE PLAN W/ SETBACK LINES
A.O.O.
scale: 1/8" = 1'-0"

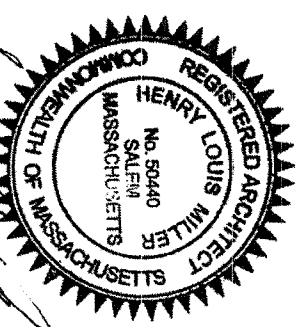


Henry Louis Miller



NOTE: FINAL KITCHEN LAYOUT T.B.D.

1 A1.0
FLOOR PLAN
scale: 1/4" = 1'-0"



Henry Louis Miller

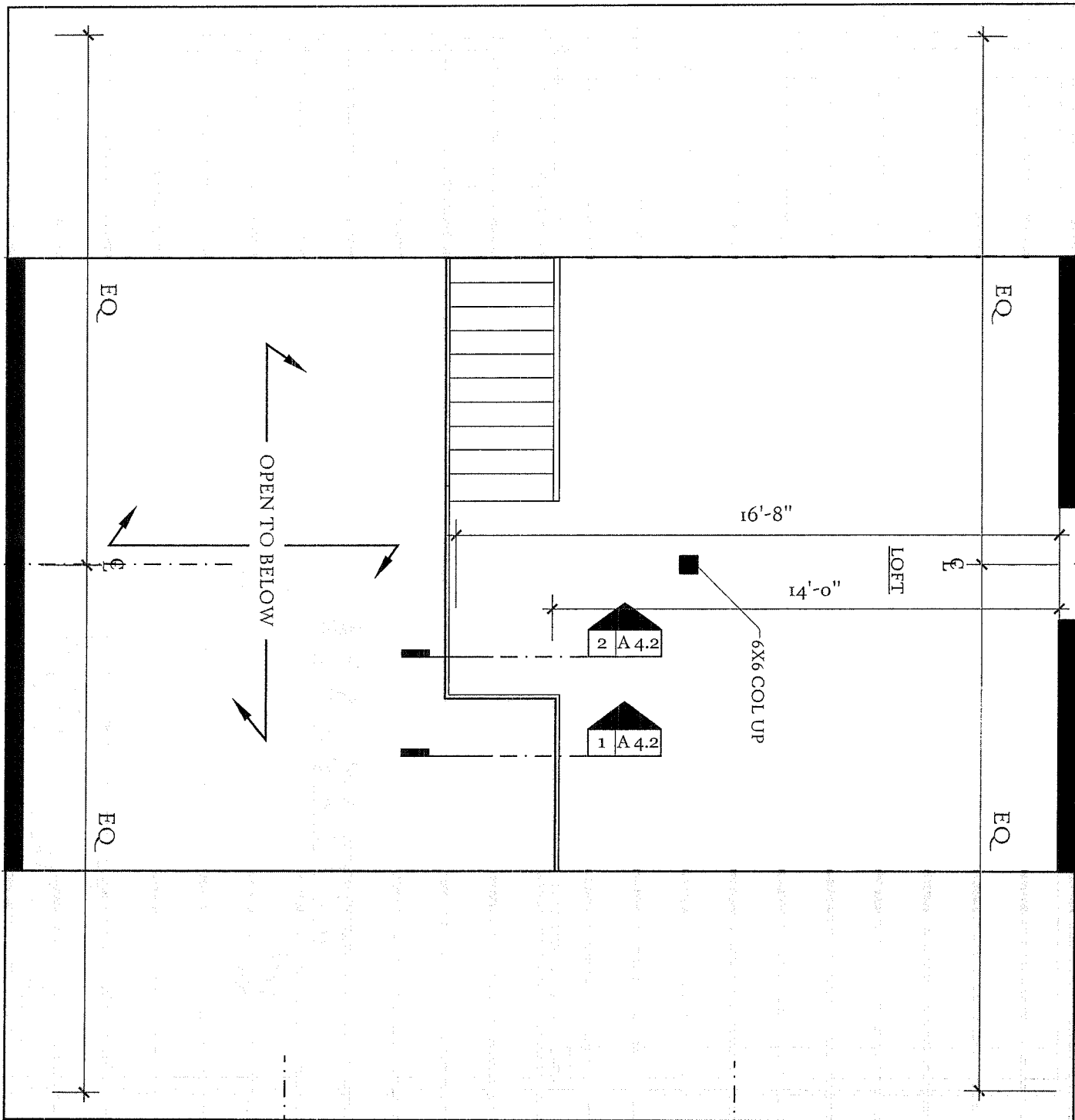
SECTION CUT @ 5'-0"
FLOOR TO
B.O. RAFTER PITCH

SECTION CUT @ 5'-0"
FLOOR TO
B.O. RAFTER PITCH

1 A1.1
LOFT PLAN
Scale: 1/4" = 1'-0"

SECTION CUT @ 5'-0"
FLOOR TO
B.O. RAFTER PITCH

SECTION CUT @ 5'-0"
FLOOR TO
B.O. RAFTER PITCH



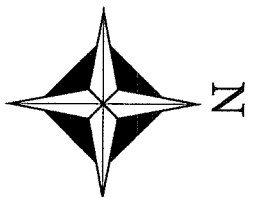
1 A3.1

2 A4.2

1 A4.2

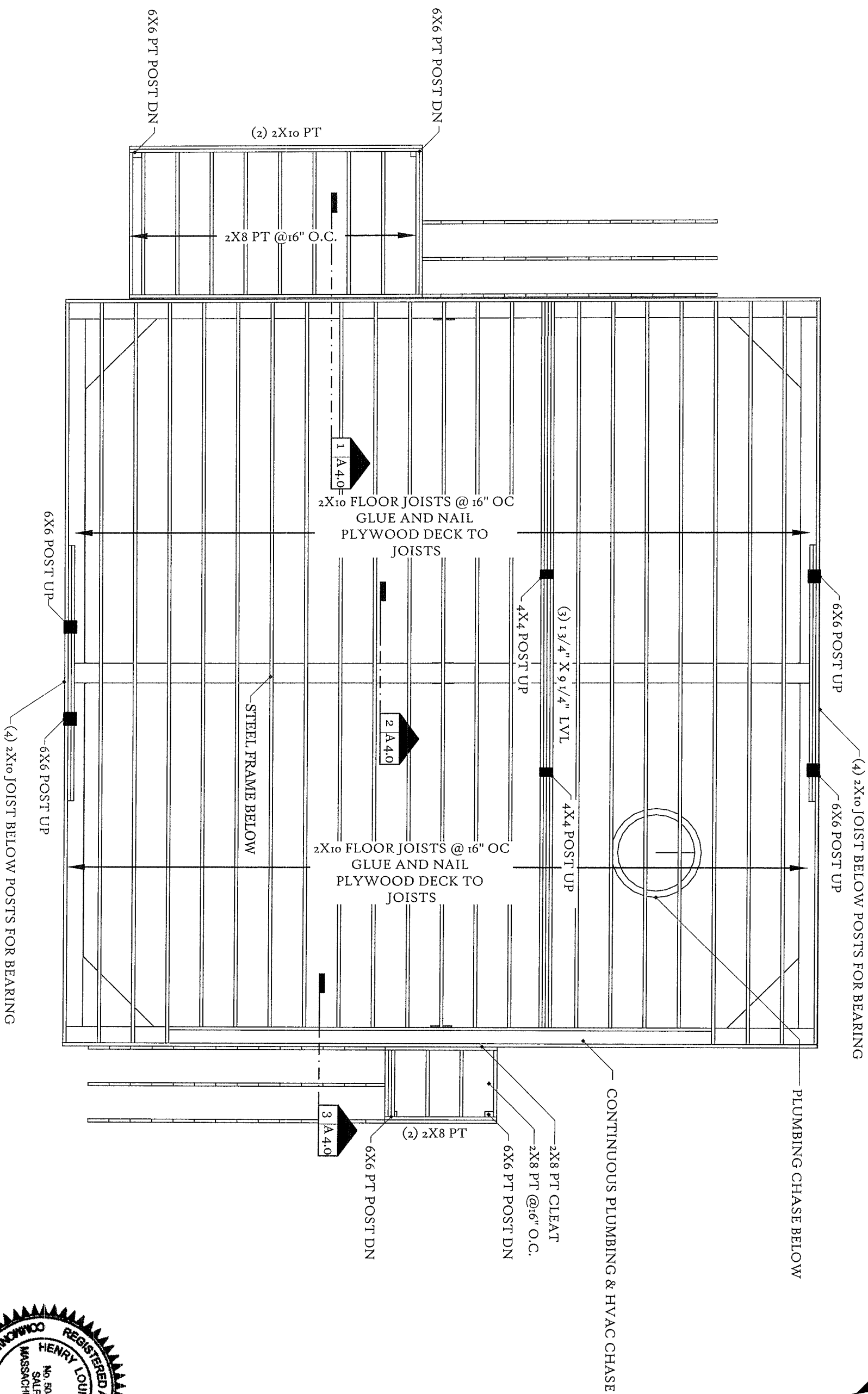
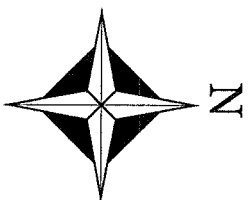
1 A3.0

2 A3.0



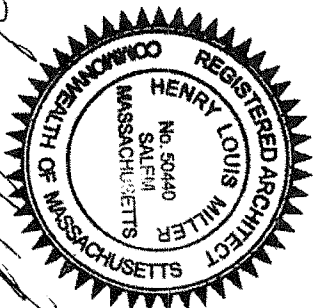
Henry Louis Miller

REGISTERED ARCHITECT
HENRY LOUIS MILLER
No. 50440
Salem
MASSACHUSETTS



1 S1.0 scale: 1/4" = 1'-0"
1ST FLOOR DECK FRAMING PLAN

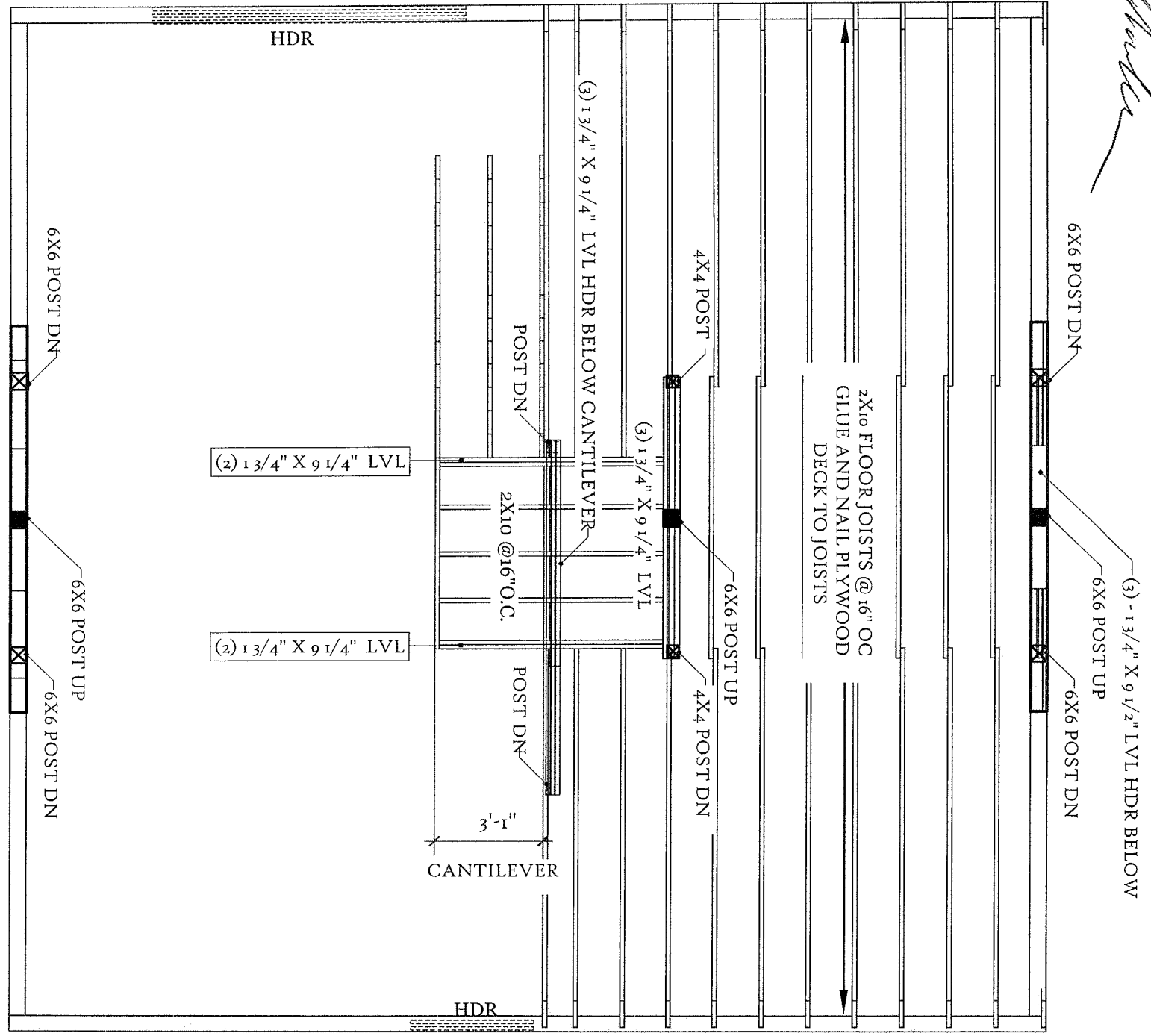




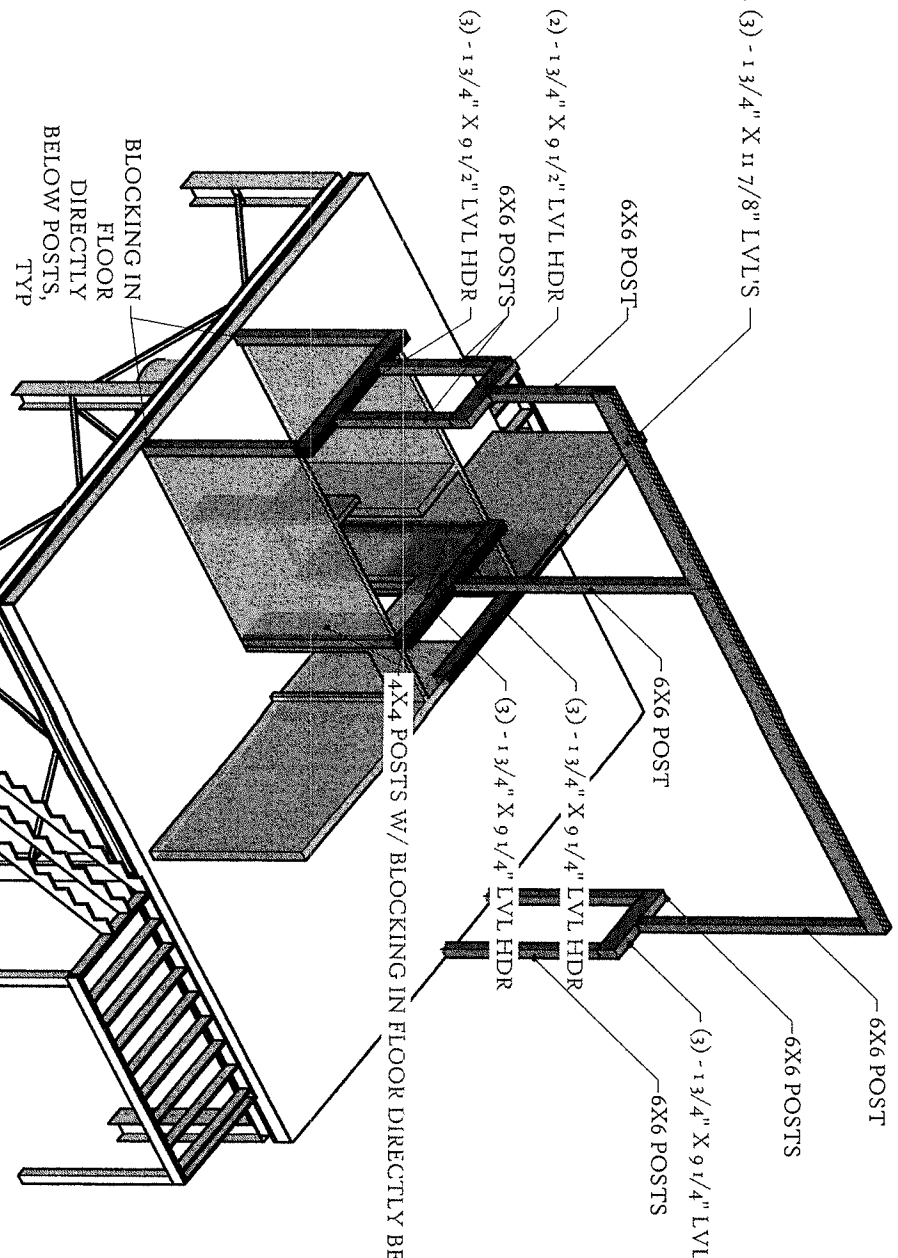
Henry Louis Miller



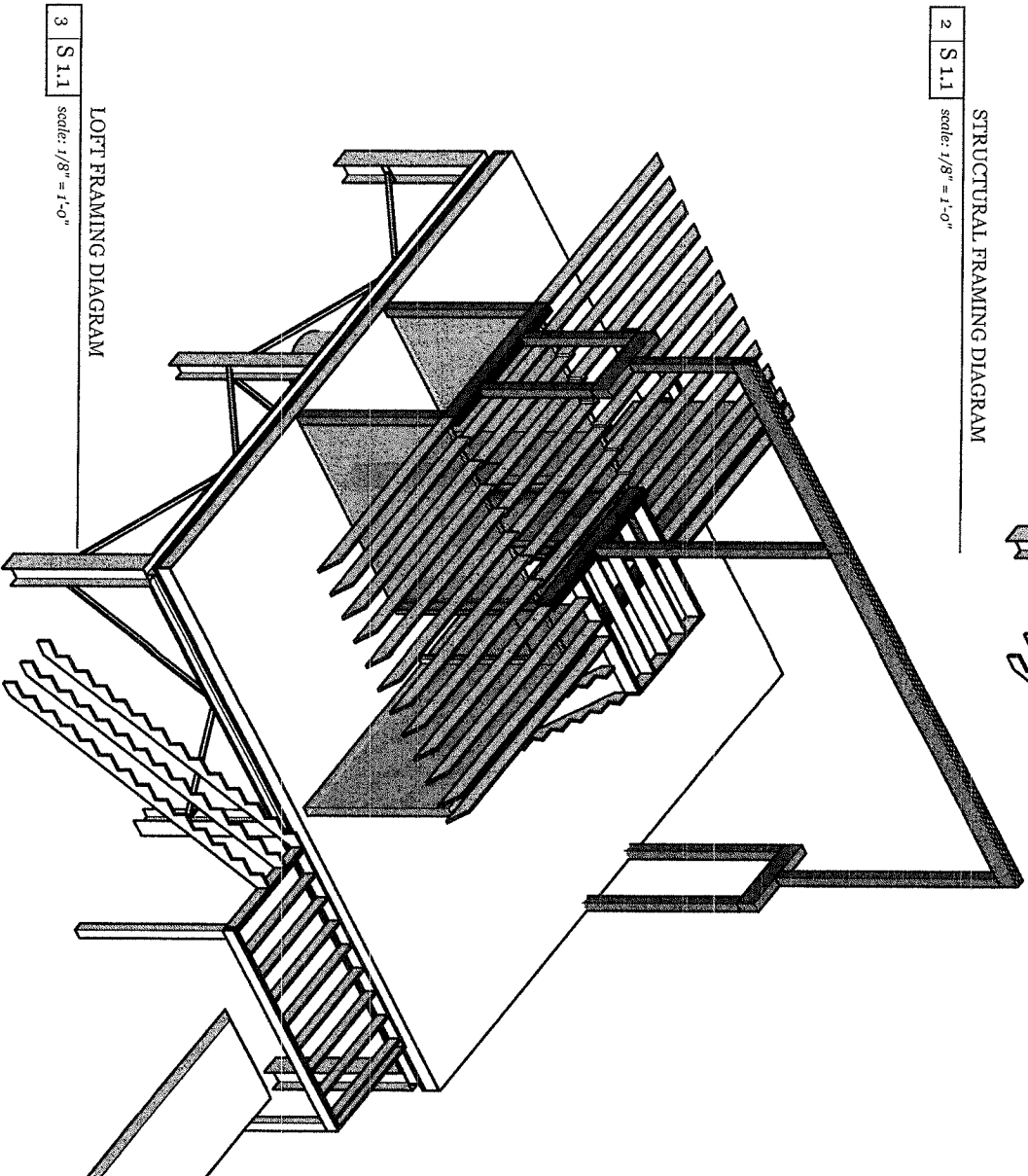
RIDGE BEAM: CONT. (3) - 1 3/4" X 11 7/8" LVL'S



1 S 1.1 scale: 1/4" = 1'-0"
LOFT FRAMING PLAN



2 S 1.1 scale: 1/8" = 1'-0"
STRUCTURAL FRAMING DIAGRAM



3 S 1.1 scale: 1/8" = 1'-0"
LOFT FRAMING DIAGRAM

USE SIMPSON HURRICANE / SEISMIC H_{2.5} CONNECTORS AT EACH RAFTERS-TO-WALL CONNECTION, (TYP) BOTH SIDES.

2X6 @ 16" O.C. STUD WALLS ALL AROUND PERIMETER BUILDING

6X6 POST BELOW HDR

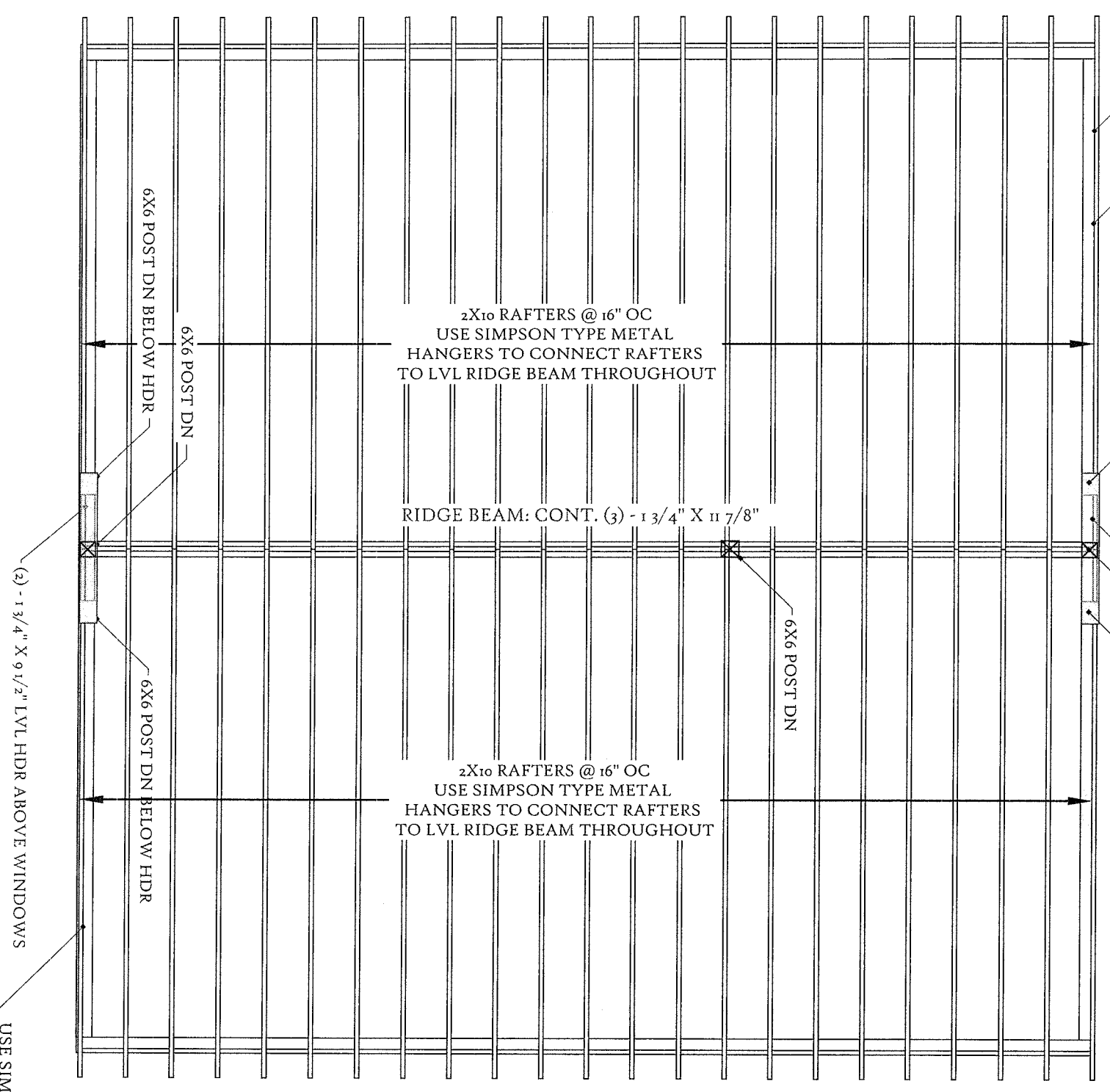
(2) - 1 3/4" X 9 1/2" LVL HDR ABOVE WINDOW

6X6 POST DN
6X6 POST BELOW HDR

2X10 RAFTERS @ 16" OC
USE SIMPSON TYPE METAL HANGERS TO CONNECT RAFTERS TO LVL RIDGE BEAM THROUGHOUT

RIDGE BEAM: CONT. (3) - 1 3/4" X 11 7/8"

2X10 RAFTERS @ 16" OC
USE SIMPSON TYPE METAL HANGERS TO CONNECT RAFTERS TO LVL RIDGE BEAM THROUGHOUT

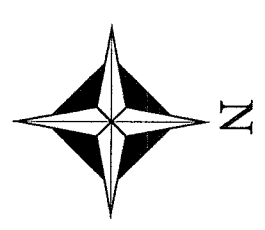


6X6 POST DN BELOW HDR

6X6 POST DN BELOW HDR

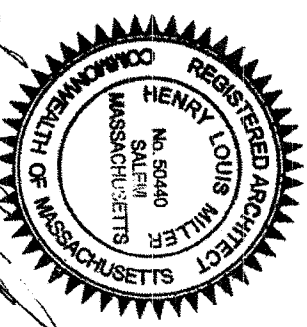
(2) - 1 3/4" X 9 1/2" LVL HDR ABOVE WINDOWS

USE SIMPSON HURRICANE / SEISMIC H_{2.5} CONNECTORS AT EACH RAFTERS-TO-WALL CONNECTION, (TYP) BOTH SIDES.

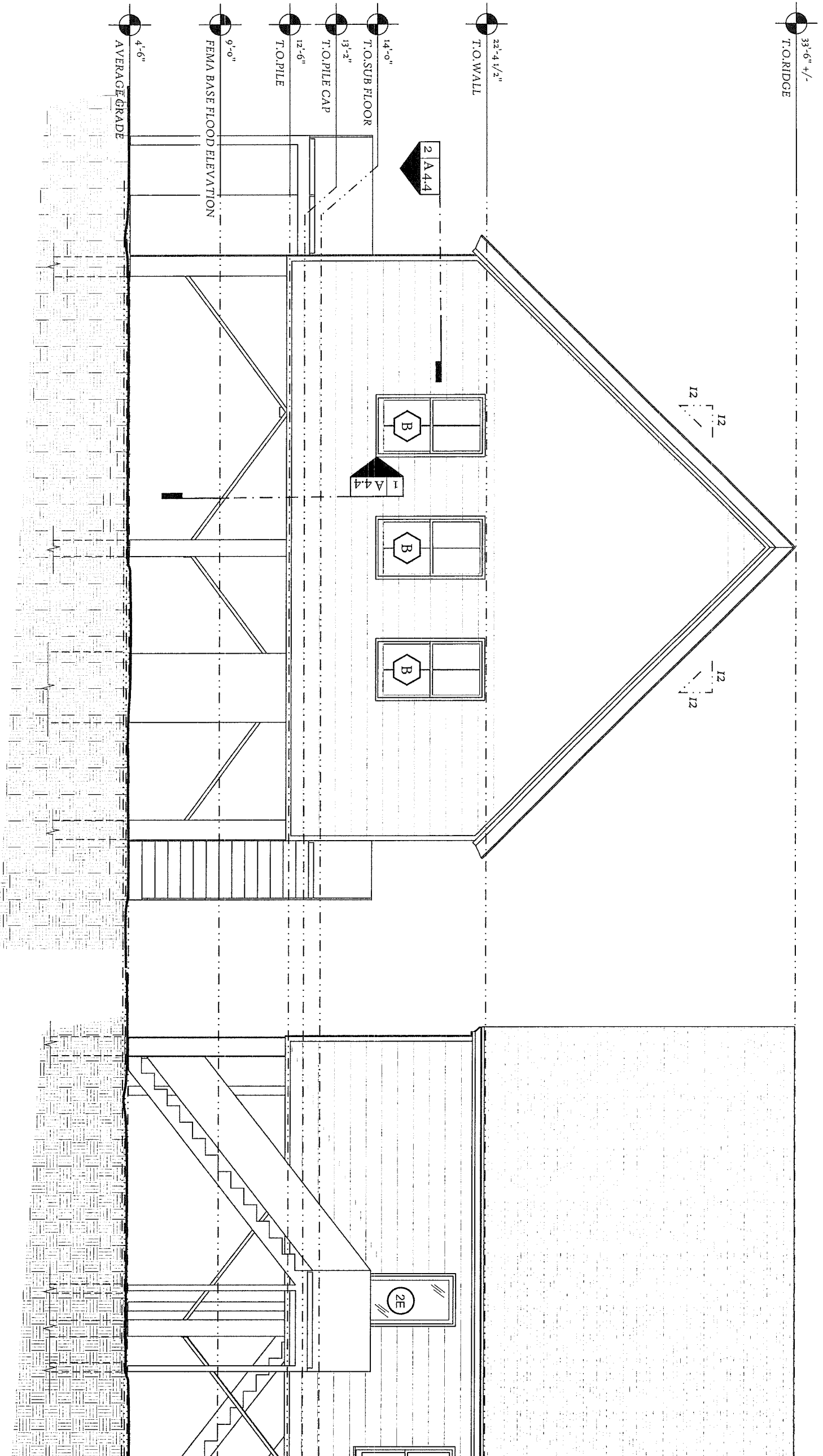


1 S 1.2 scale: 1/4" = 1'-0"

ROOF FRAMING PLAN



Henry Louis Miller



33'-6" +/-
T.O. RIDGE

22'-4 1/2"
T.O. WALL

14'-0"
T.O. SUB FLOOR

13'-2"
T.O. PILE CAP

12'-6"
T.O. PILE

9'-0"
FEMA BASE FLOOD ELEVATION

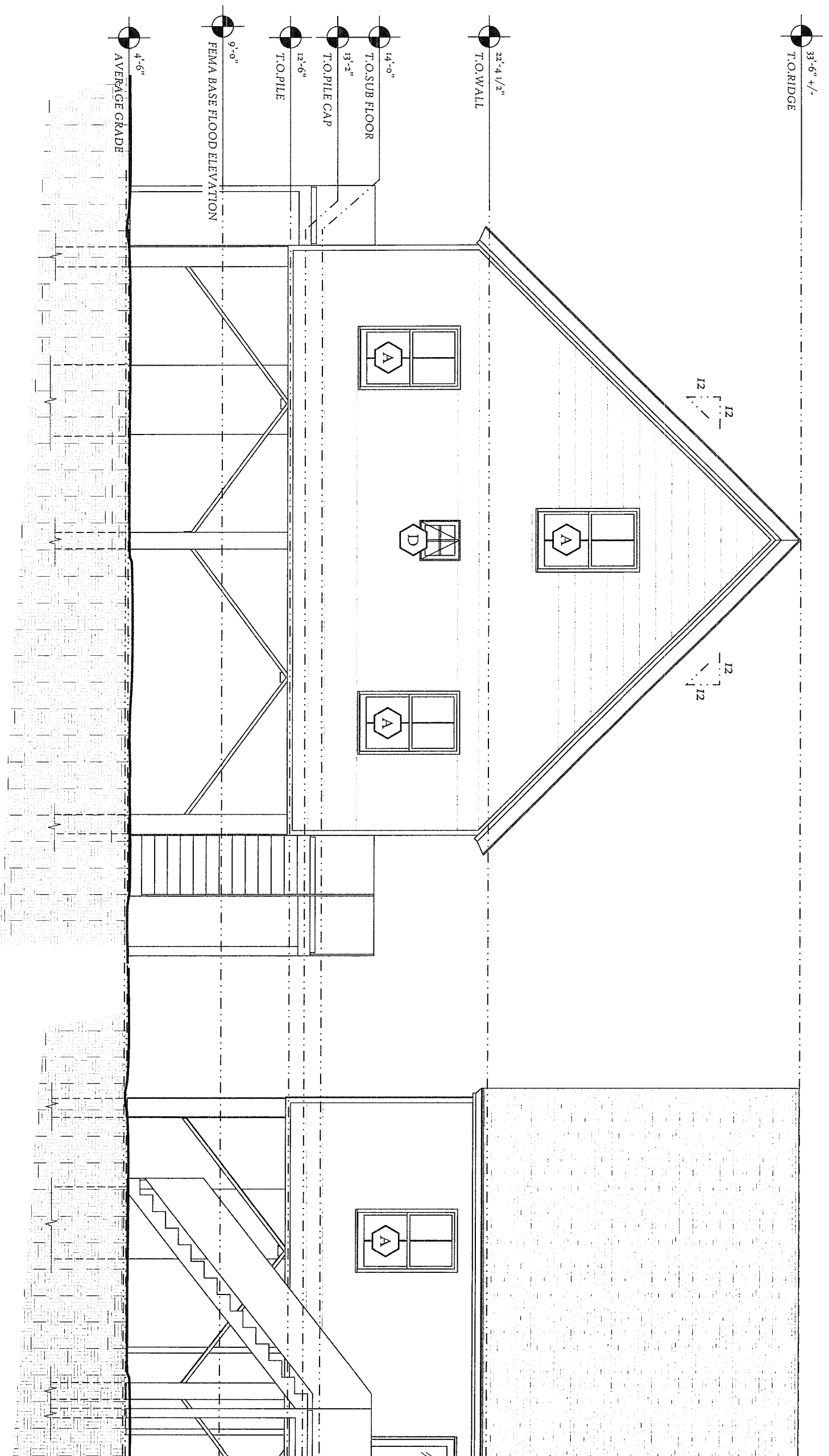
4'-6"
AVERAGE GRADE

FRONT (61ST STREET) ELEVATION

1 A 2.0
scale: 3/16"=1'-0"

EAST SIDE ELEVATION

2 A 2.0
scale: 3/16"=1'-0"



33'-6" +/-
T.O. RIDGE

22'-4 1/2"
T.O. WALL

14'-0"
T.O. SUB FLOOR

13'-2"
T.O. PILE CAP

12'-6"
T.O. PILE

9'-0"
FEMA BASE FLOOD ELEVATION

4'-6"
AVERAGE GRADE

REAR ELEVATION

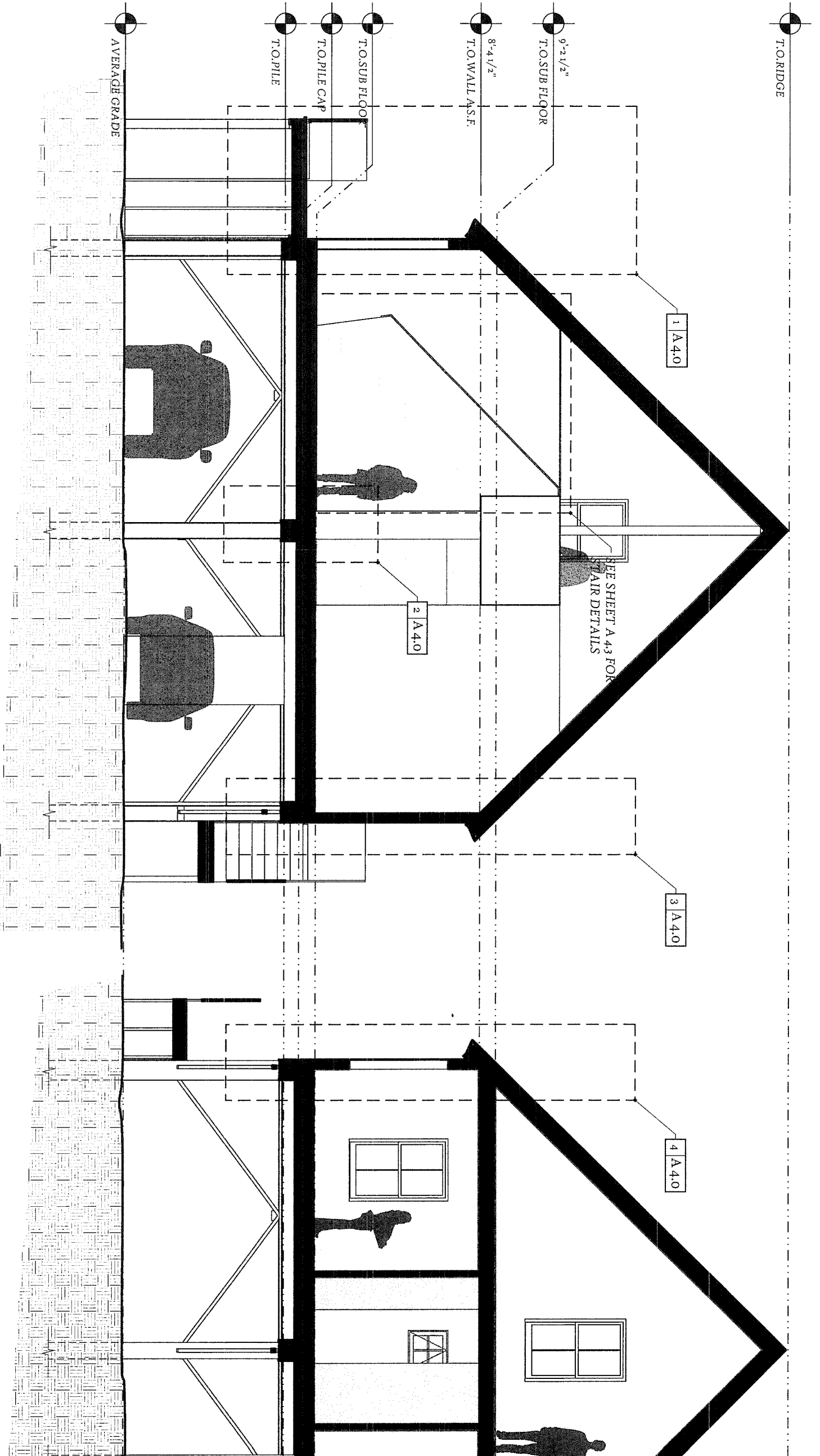
1 A 2.1

scale: 3/16"=1'-0"

WEST SIDE ELEVATION

2 A 2.1

scale: 3/16"=1'-0"

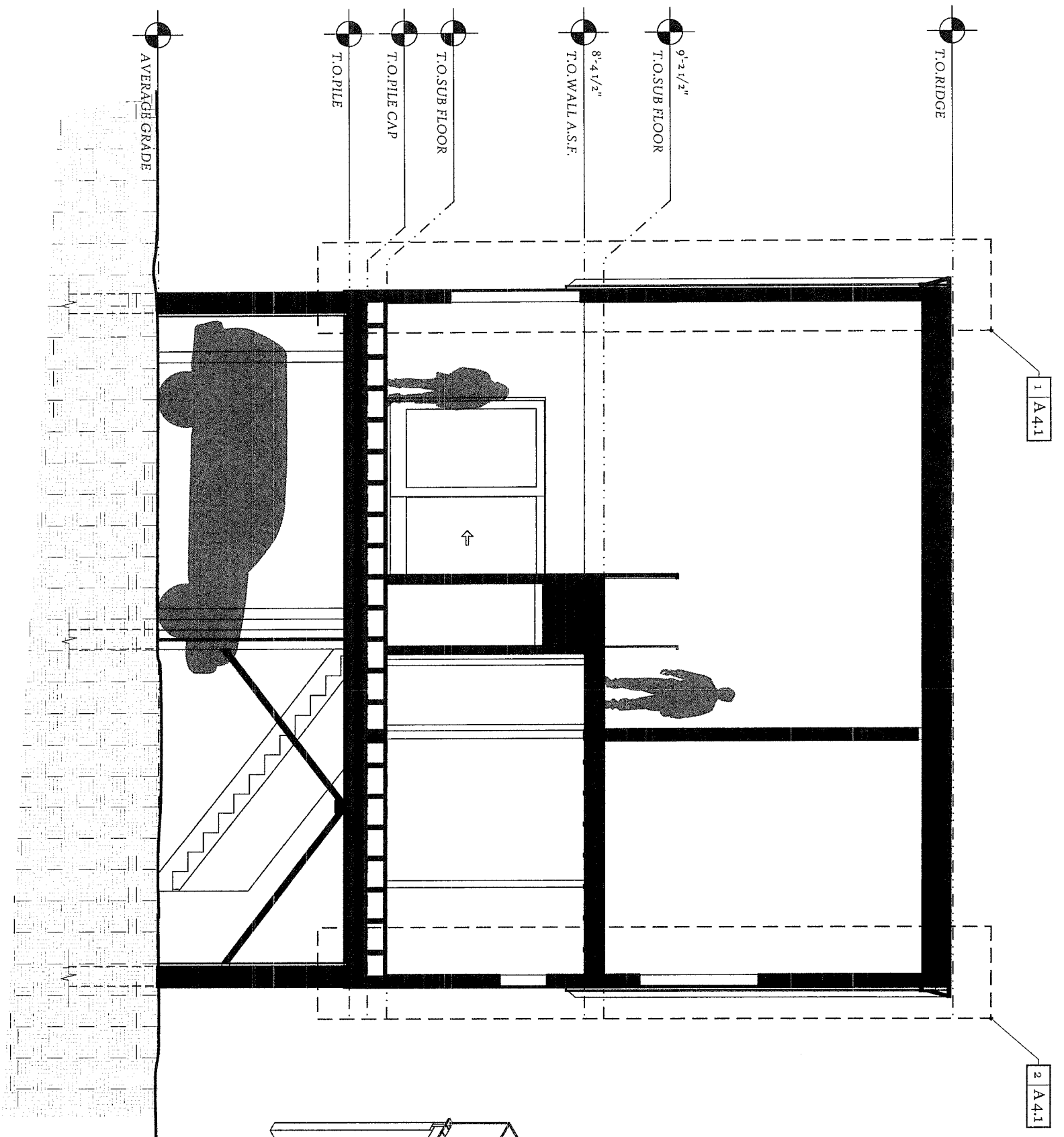


BUILDING SECTION

1 A3.0 scale: N.T.S.

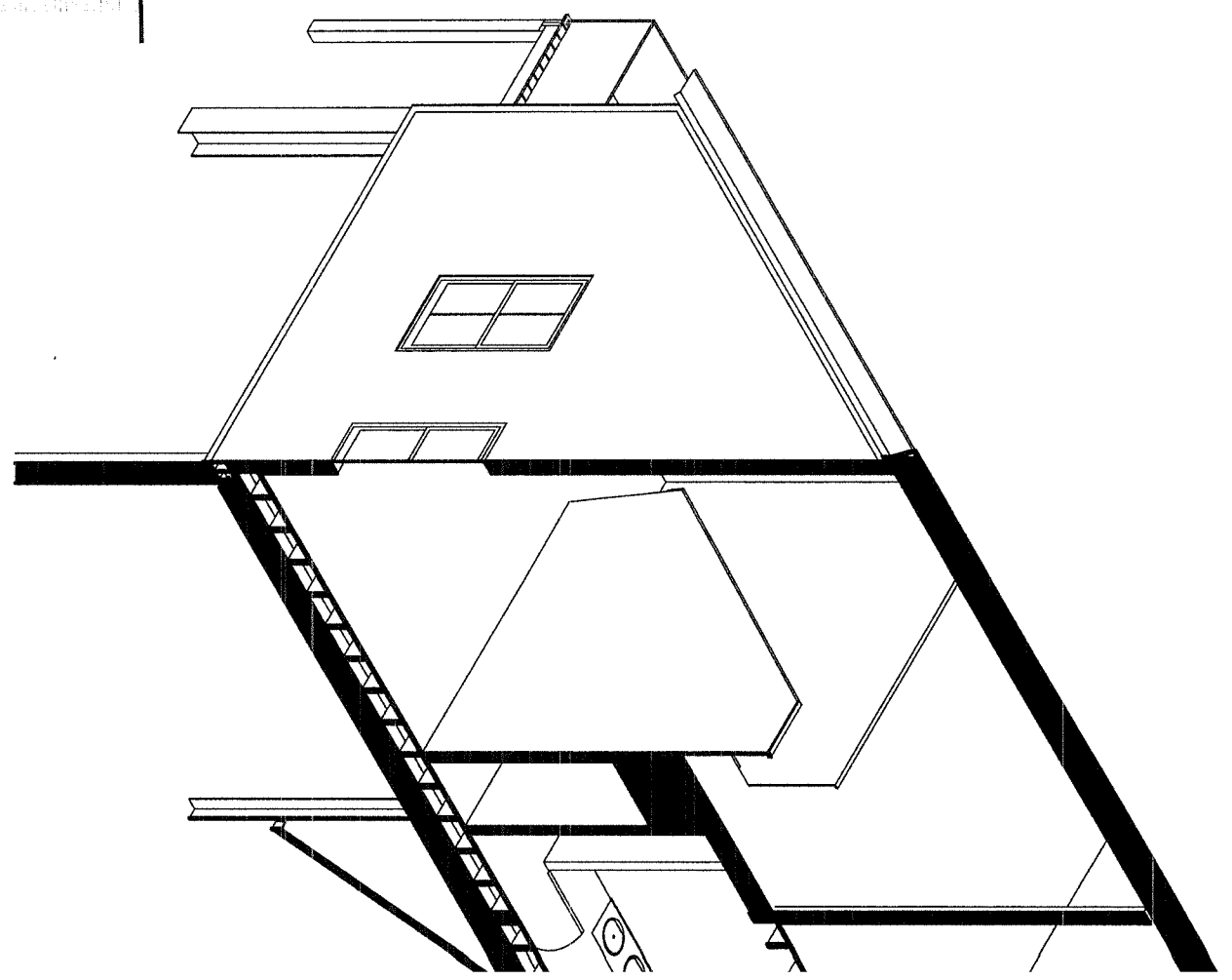
BUILDING SECTION

2 A3.0 scale: N.T.S.



BUILDING SECTION

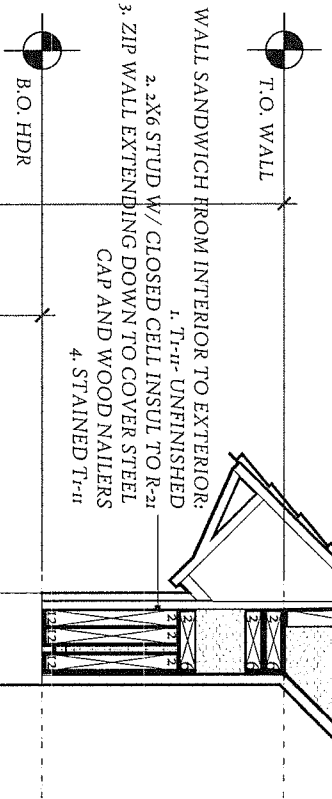
1 A3.1 scale: N.T.S.



ISOMETRIC BUILDING SECTION

2 A3.1 scale: N.T.S.

- ROOF SANDWICH FROM INTERIOR TO EXTERIOR:
1. 1/2" GWB W/ PLASTER SKIM COAT
 2. 2X10 RAFTER W/ CLOSED CELL INSUL TO R-49
 3. 3/4" SHEATHING
 4. ICE & WATER SHIELD OVER ENTIRE ROOF
 5. ARCHITECTURAL ASPHALT ROOF SHINGLES

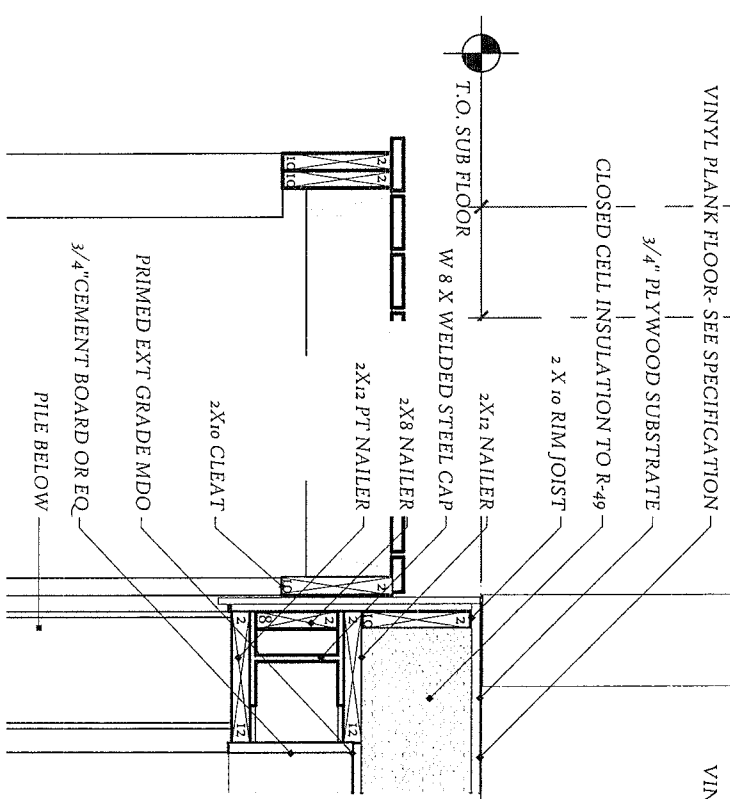


- WALL SANDWICH FROM INTERIOR TO EXTERIOR:
1. T-111 UNFINISHED
 2. 2X6 STUD W/ CLOSED CELL INSUL TO R-21
 3. ZIP WALL EXTENDING DOWN TO COVER STEEL CAP AND WOOD NAILERS
 4. STAINED T-111

8'-4 1/2"

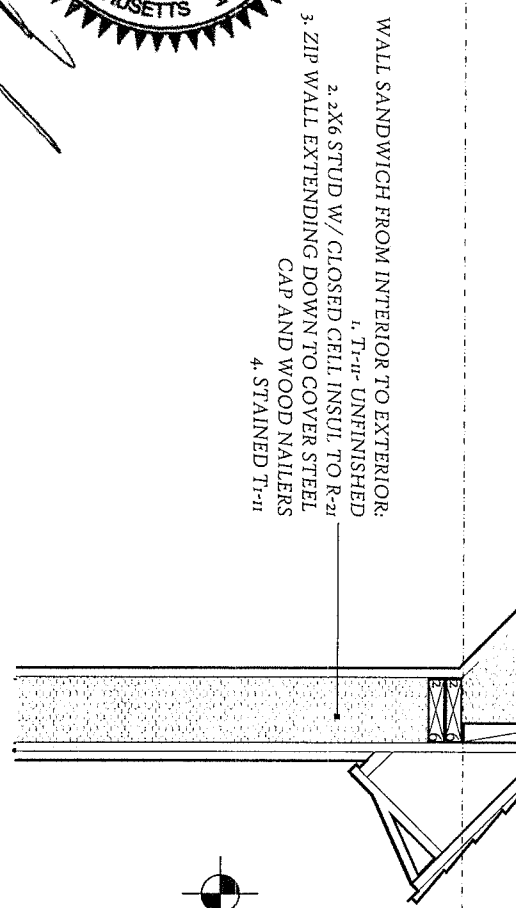
6'-10 1/2"
R.O.

SLIDER DOOR- SEE DOOR SCHEDULE



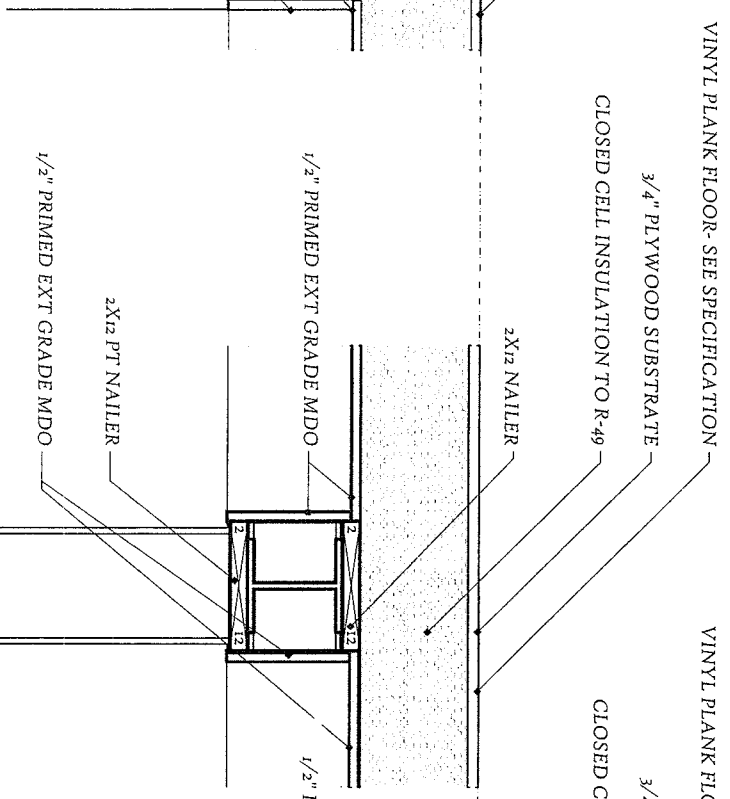
- 3/4" PLYWOOD SUBSTRATE
- CLOSED CELL INSULATION TO R-49
- 2 X 10 RIM JOIST
- 2X12 NAILER
- 2X12 PT NAILER
- 2X8 NAILER
- 2X10 CLEAT
- PRIMED EXT GRADE MDO
- 3/4" CEMENT BOARD OR EQ
- PILE BELOW

- ROOF SANDWICH FROM INTERIOR TO EXTERIOR:
1. 1/2" GWB W/ PLASTER SKIM COAT
 2. 2X10 RAFTER W/ CLOSED CELL INSUL TO R-49
 3. 3/4" SHEATHING
 4. ICE & WATER SHIELD OVER ENTIRE ROOF
 5. ARCHITECTURAL ASPHALT ROOF SHINGLES

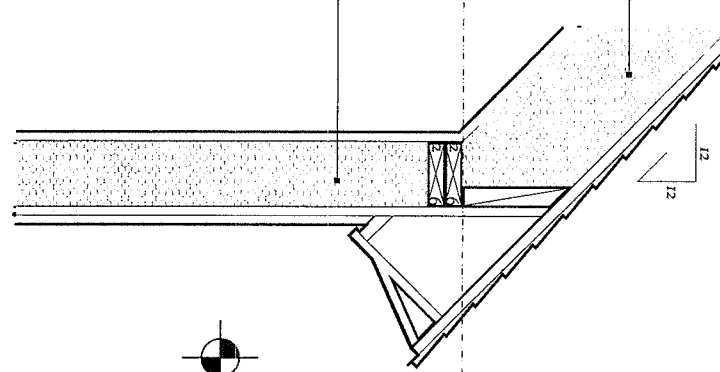


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1. T-111 UNFINISHED
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 3. ZIP WALL EXTENDING DOWN TO COVER STEEL CAP AND WOOD NAILERS
 4. STAINED T-111

INSULATED PLUMBING & HVAC CHASE



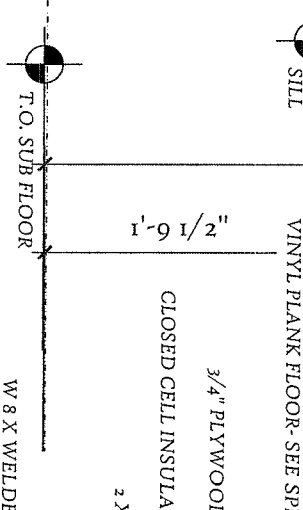
- 3/4" PLYWOOD SUBSTRATE
- CLOSED CELL INSULATION TO R-49
- 2X12 NAILER
- 1/2" PRIMED EXT GRADE MDO
- 2X12 PT NAILER
- 1/2" PRIMED EXT GRADE MDO
- PILE BELOW



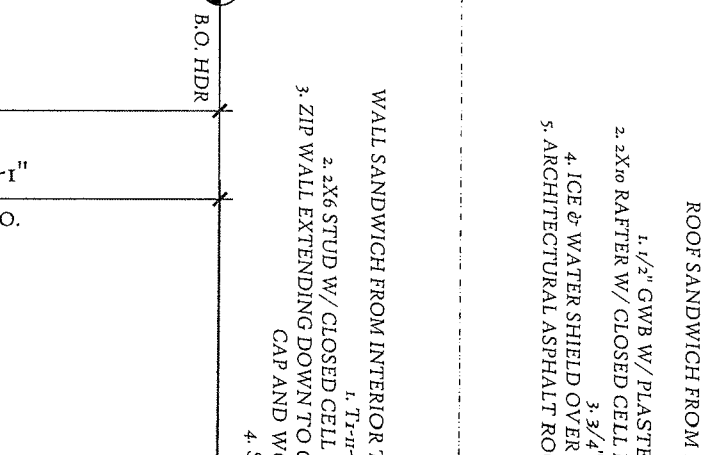
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 3. ZIP WALL EXTENDING DOWN TO COVER STEEL CAP AND WOOD NAILERS
 4. STAINED T-111

6'-10 1/2"

5'-1"
R.O.

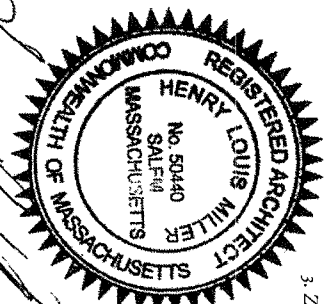


- 3/4" PLYWOOD SUBSTRATE
- CLOSED CELL INSULATION TO R-49
- 2X12 NAILER
- 1/2" PRIMED EXT GRADE MDO
- 2X12 PT NAILER
- 1/2" PRIMED EXT GRADE MDO
- PILE BELOW



- ROOF SANDWICH FROM INTERIOR TO EXTERIOR:
1. 1/2" GWB W/ PLASTER SKIM COAT
 2. 2X10 RAFTER W/ CLOSED CELL INSUL TO R-49
 3. 3/4" SHEATHING
 4. ICE & WATER SHIELD OVER ENTIRE ROOF
 5. ARCHITECTURAL ASPHALT ROOF SHINGLES

Henry Louis Miller



1 A4.0 scale: 3/4"=1'-0"

WALL SECTION DTL

2 A4.0 scale: 3/4"=1'-0"

SECTION DTL

3 A4.0 scale: 3/4"=1'-0"

WALL SECTION DTL

4 A4.0

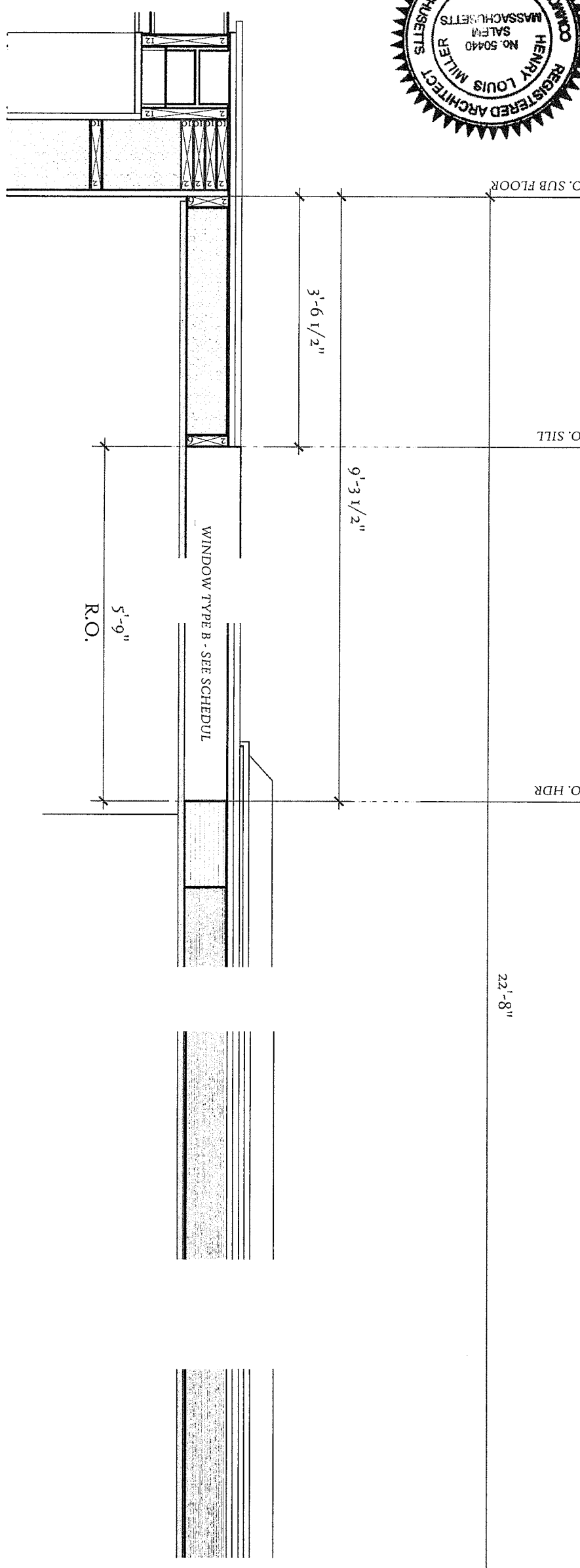


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GABLE END WALL SECTION DTL

1 A4.1

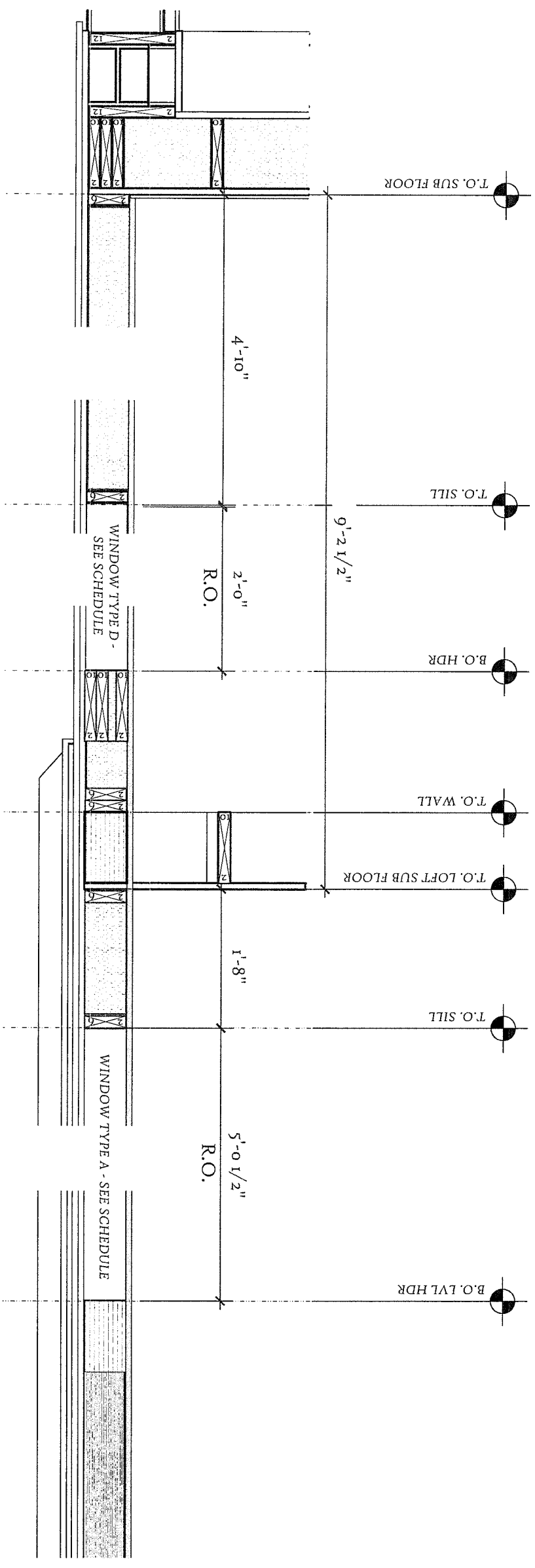
scale: 3/4"=1'-0"

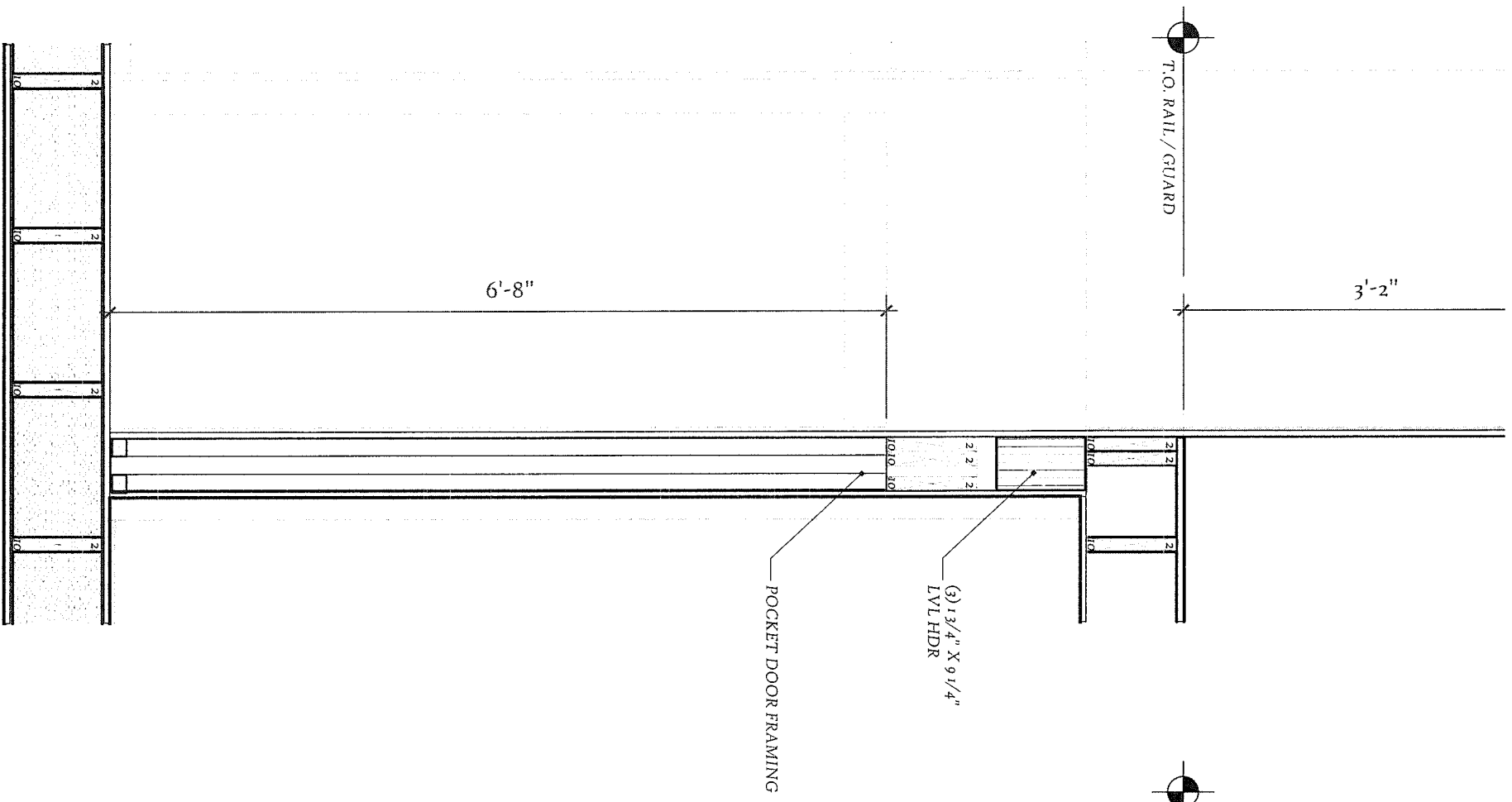


GABLE END WALL SECTION DTL

2 A4.1

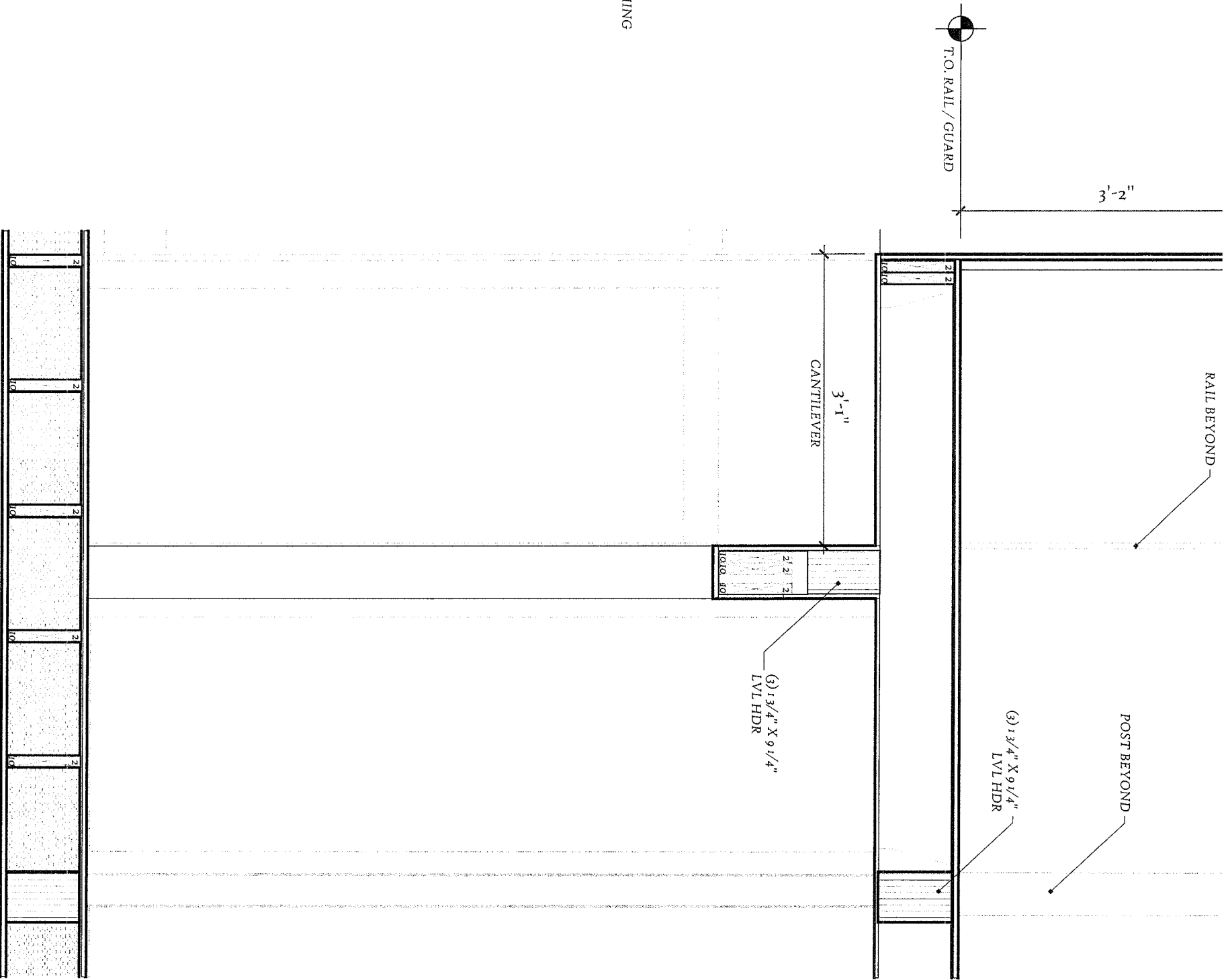
scale: 3/4"=1'-0"





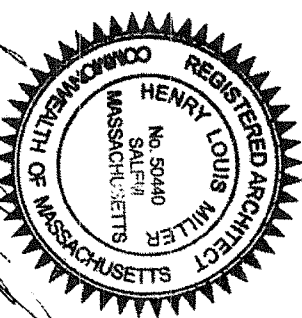
WALL SECTION DTL @ POCKET DOOR

1 A 4.2
scale: 3/4"=1'-0"

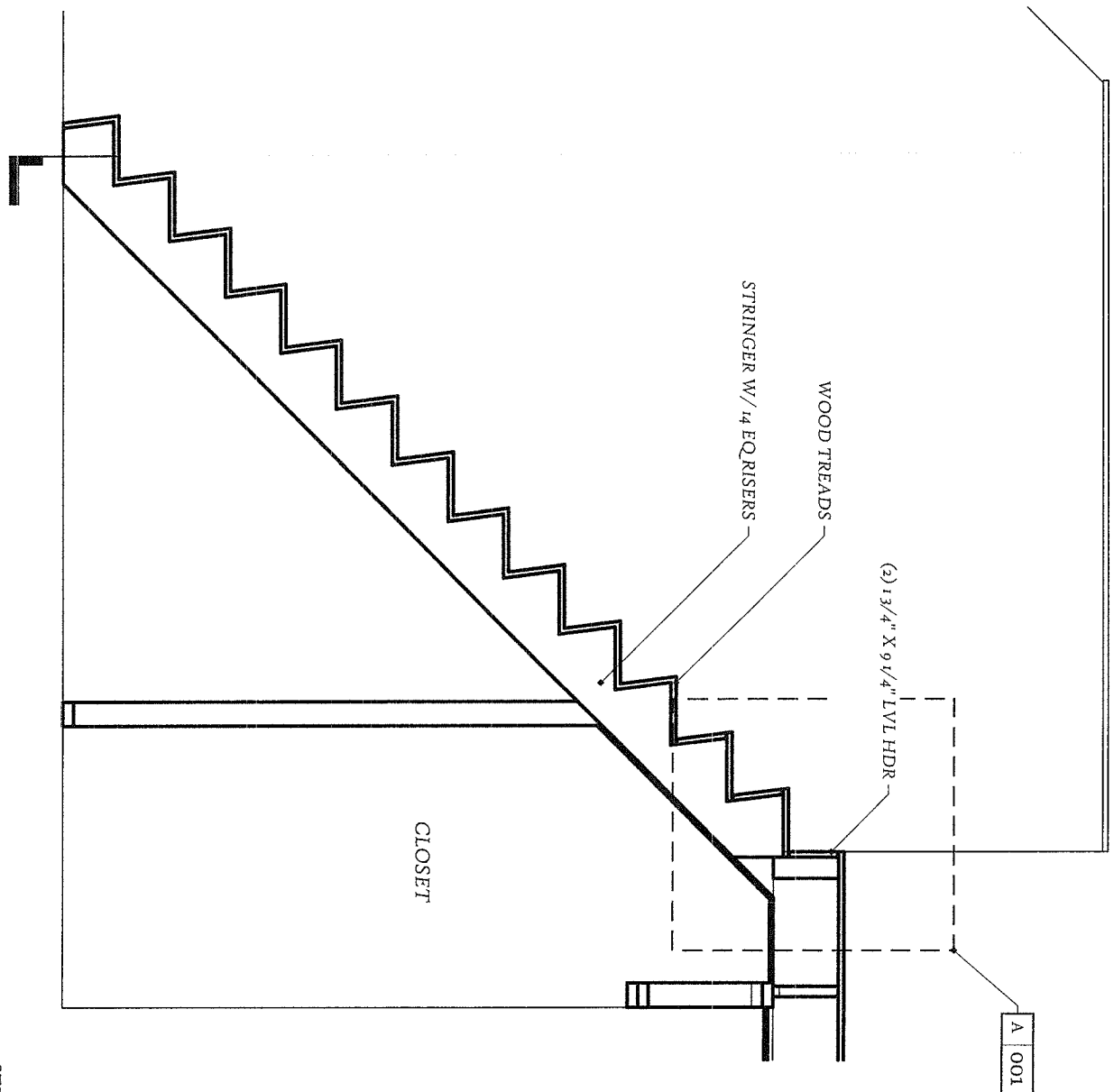


WALL SECTION DTL @ CANTILEVER

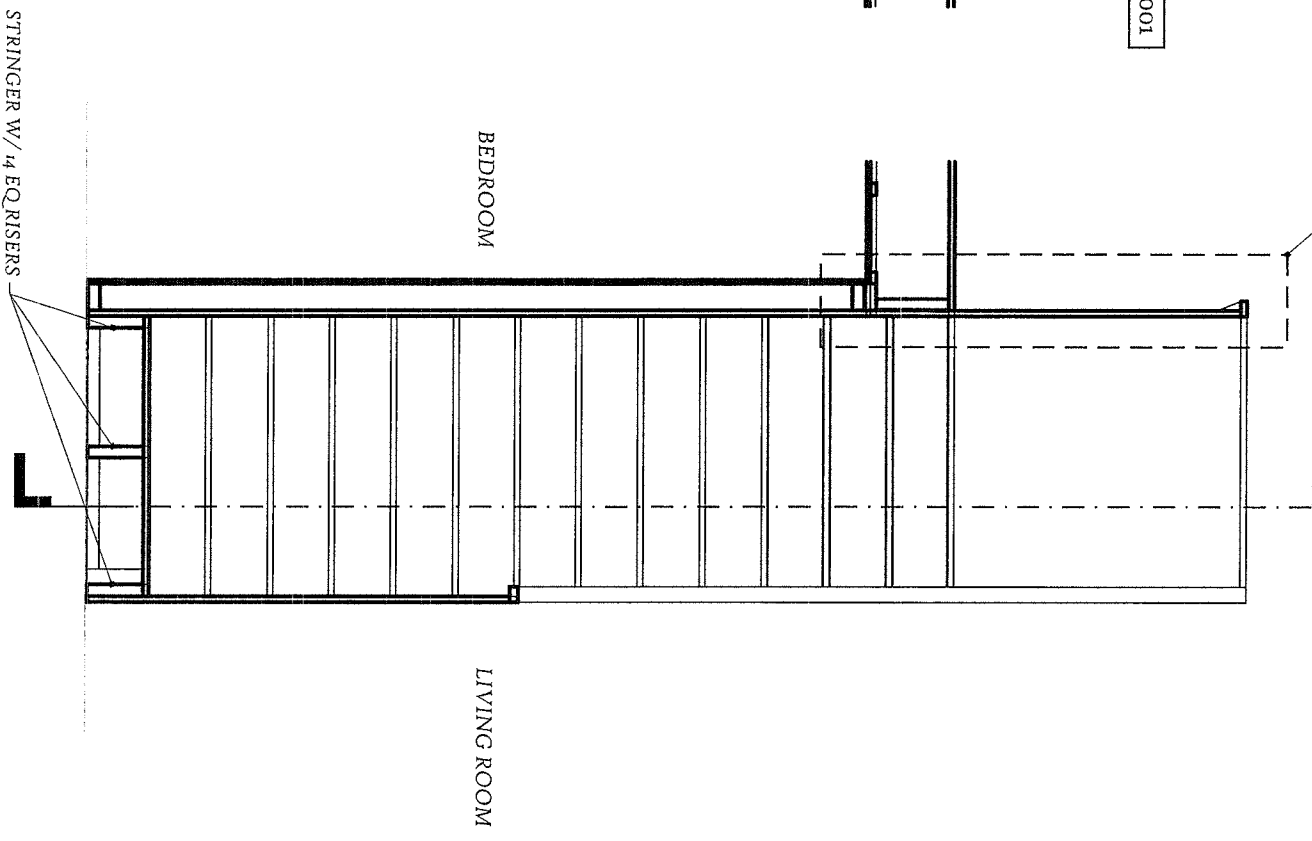
1 A 4.2
scale: 3/4"=1'-0"



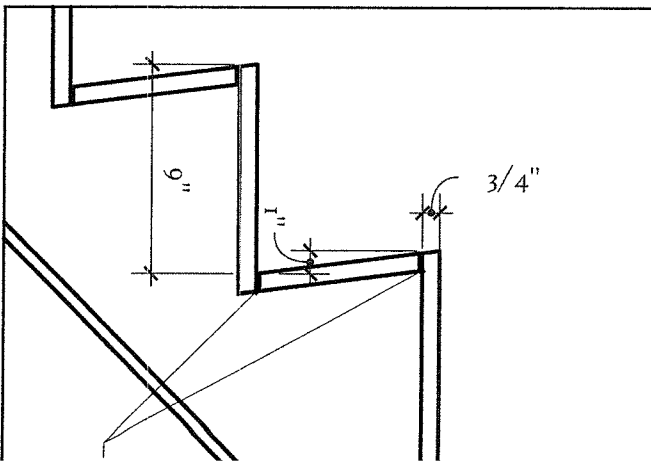
Henry Louis Miller



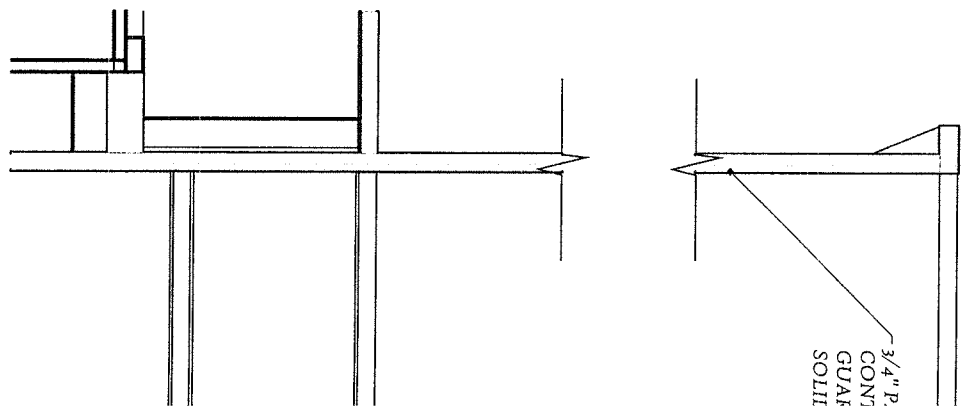
1 A 4.3 SECTION THROUGH STAIR
scale: 1/2"=1'-0"



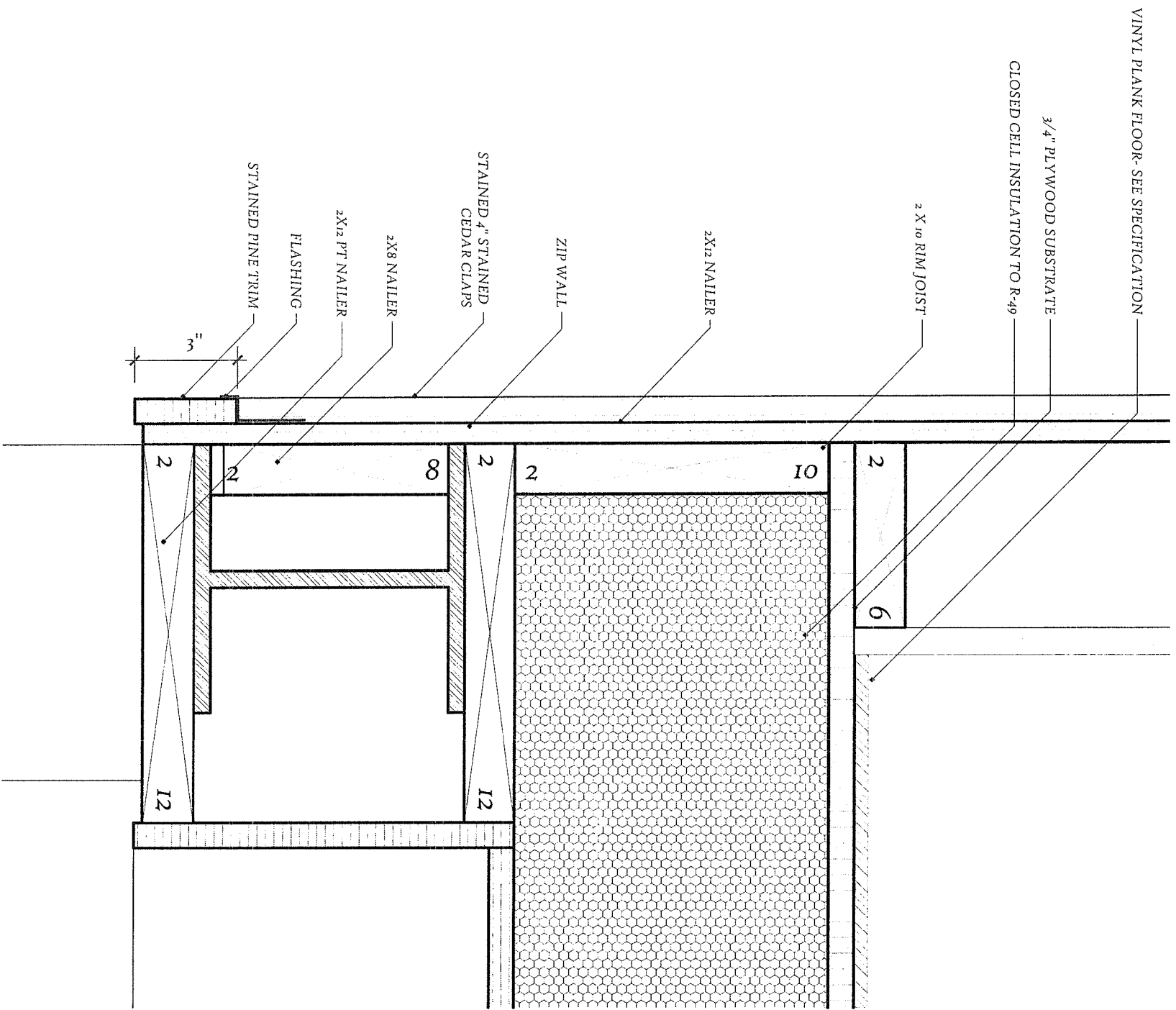
2 A 4.3 SECTION THROUGH STAIR
scale: 1/2"=1'-0"



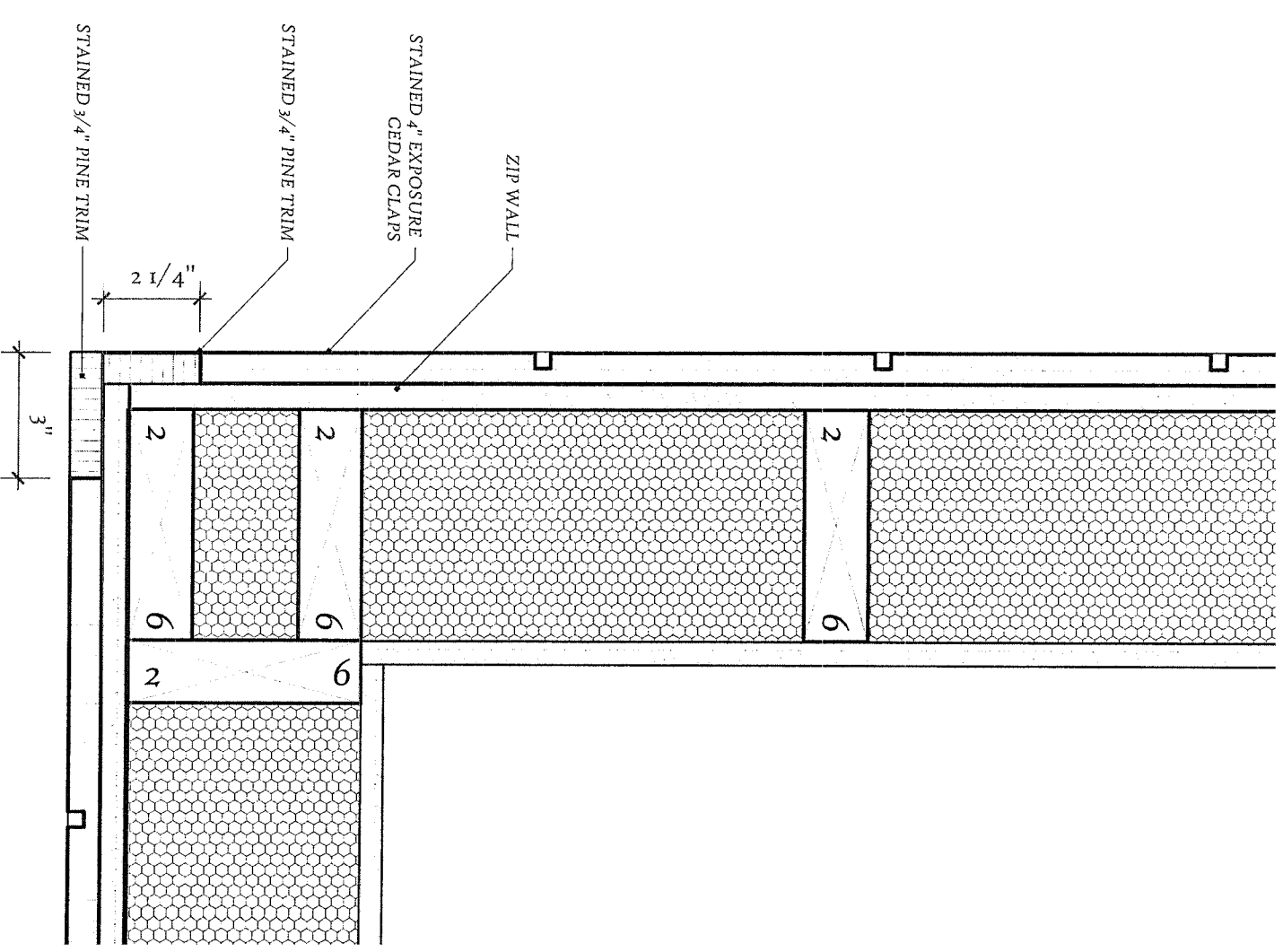
3 A 4.3 SECTION DETAIL THROUGH
scale: 1 1/2"=1'-0"



4 A 4.3 SECTION DETAIL THROUGH S
scale: 1 1/2"=1'-0"

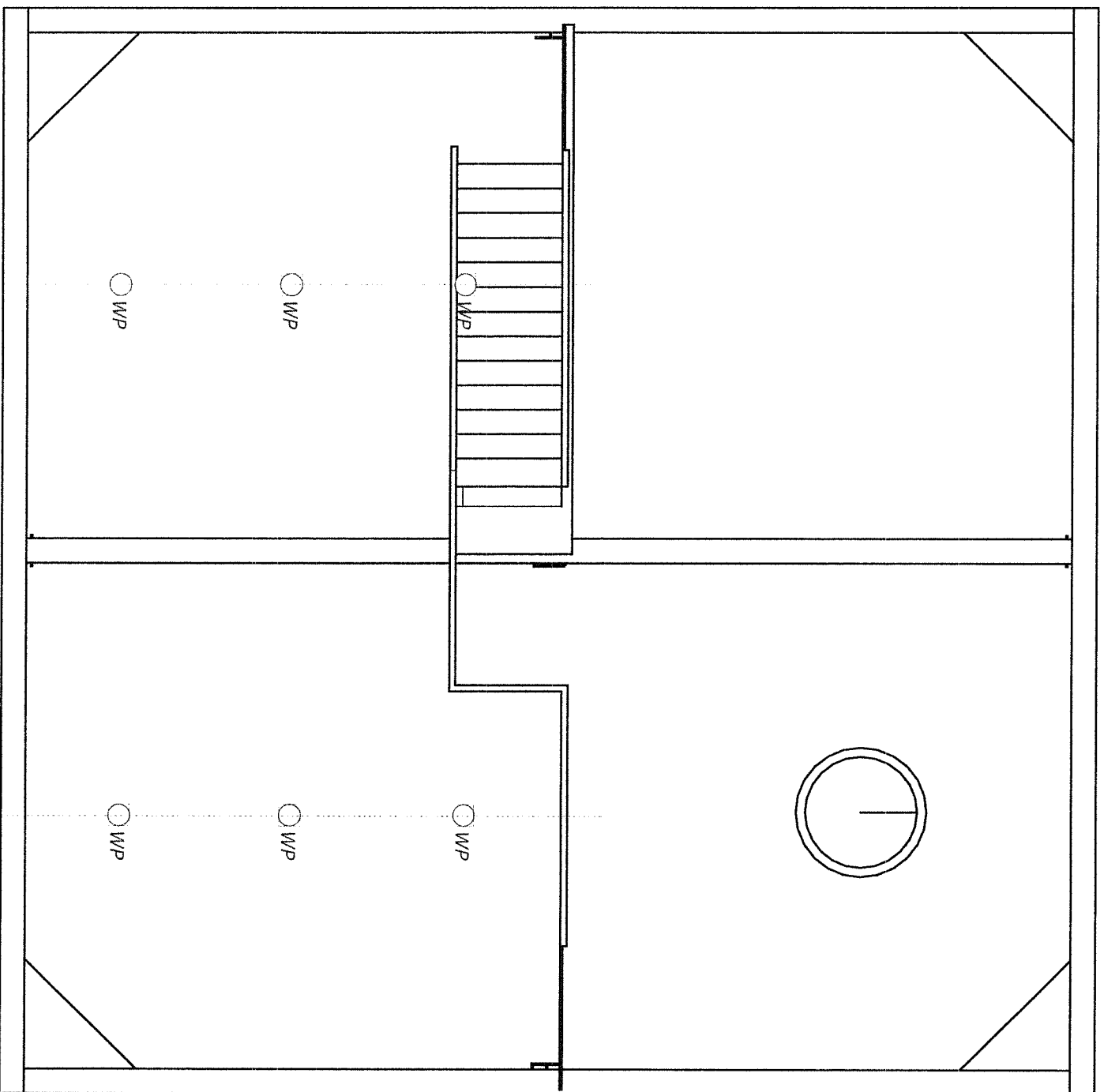


1 A4.3 SECTION DETAIL
scale: 3/8"=1'-0"



2 A4.3 CORNER SECTION DETAIL
scale: 3/8"=1'-0"

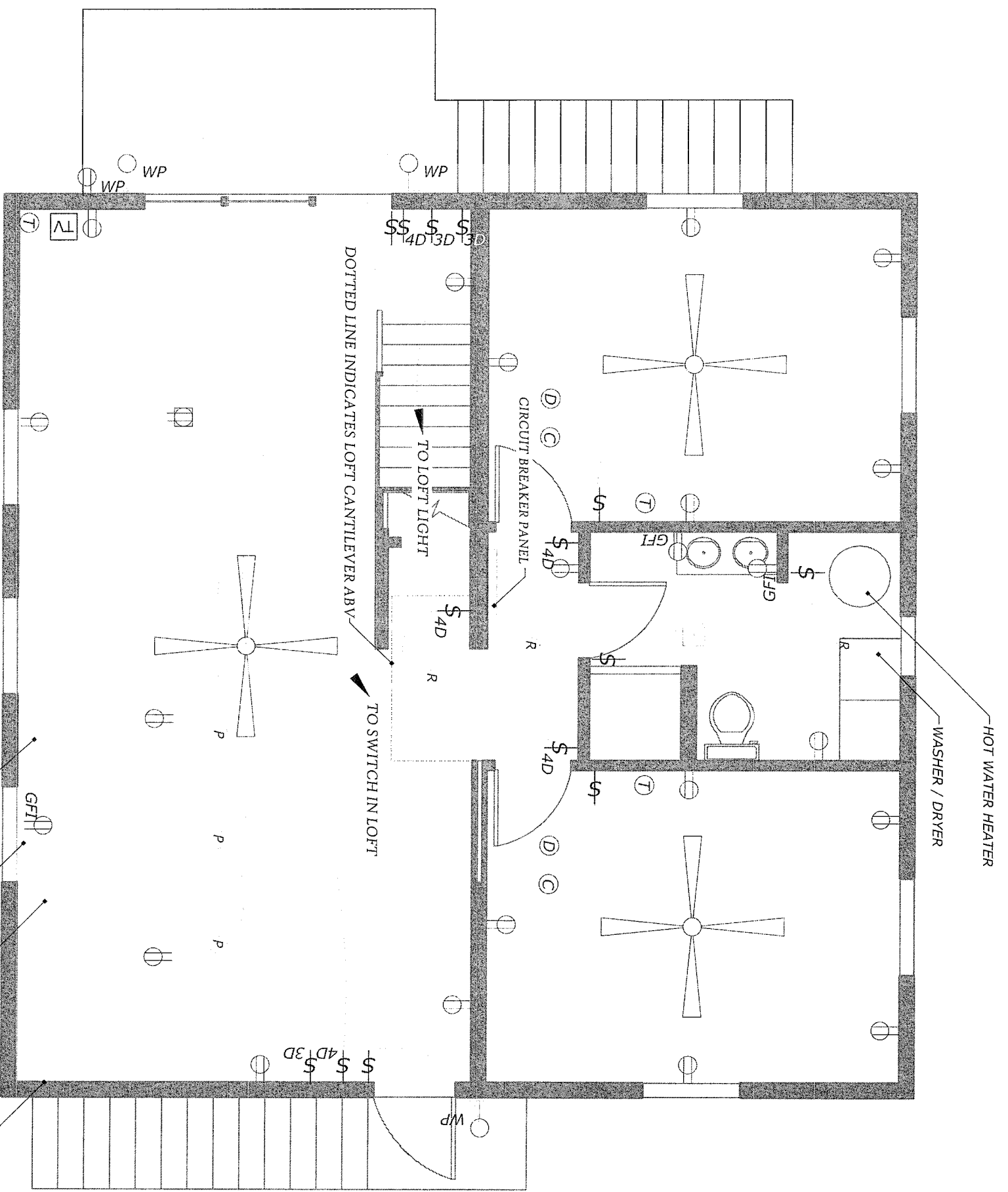
6	\$ _{3D}	THREE WAY W/ DIMMER
3	\$ _{4D}	FOUR WAY W/ DIMMER
TBD	⊕	DUPLEX RECEPTACLE
NA	⊕ 1/2	SWITCHED DUPLEX RECEPTACLE
2	⊕	FLOOR DUPLEX
4	⊕ GFI	GFI DUPLEX
2	⊕ WP	WEATHER PROOF DUPLEX
0	⊕	SPECIAL PURPOSE OUTLET
5	○ WP	WATER PROOF RECESSED CEILING FIXTURE
0	R	RECESSED CEILING FIXTURE
0	P	HANGING PENDANT LAMP
1		CEILING SUSPENDED LIGHT FIXTURE
3	○	WALL SCONCE
3	○ WP	WEATHER PROOF WALL SCONCE
2	Ⓧ	SMOKE DETECTOR
2	Ⓞ	CARBON MONOXIDE
2		BATHROOM EXHAUST- FAN LIGHT COMBO
2	TV	TV / CABLE / WI FI
NA		ELECTRIC BASEBOARD HEATER
NA		ELECTRIC BASEBOARD HEATER- TOE KICK
3	Ⓧ	THERMOSTAT



1 E.1.1 scale: 1/4" = 1'-0"
PARKING LEVEL ELECTRICAL LAN

LIGHTS ACTIVATED BY MOTION SENSOR

LIGHTS ACTIVATED BY M.

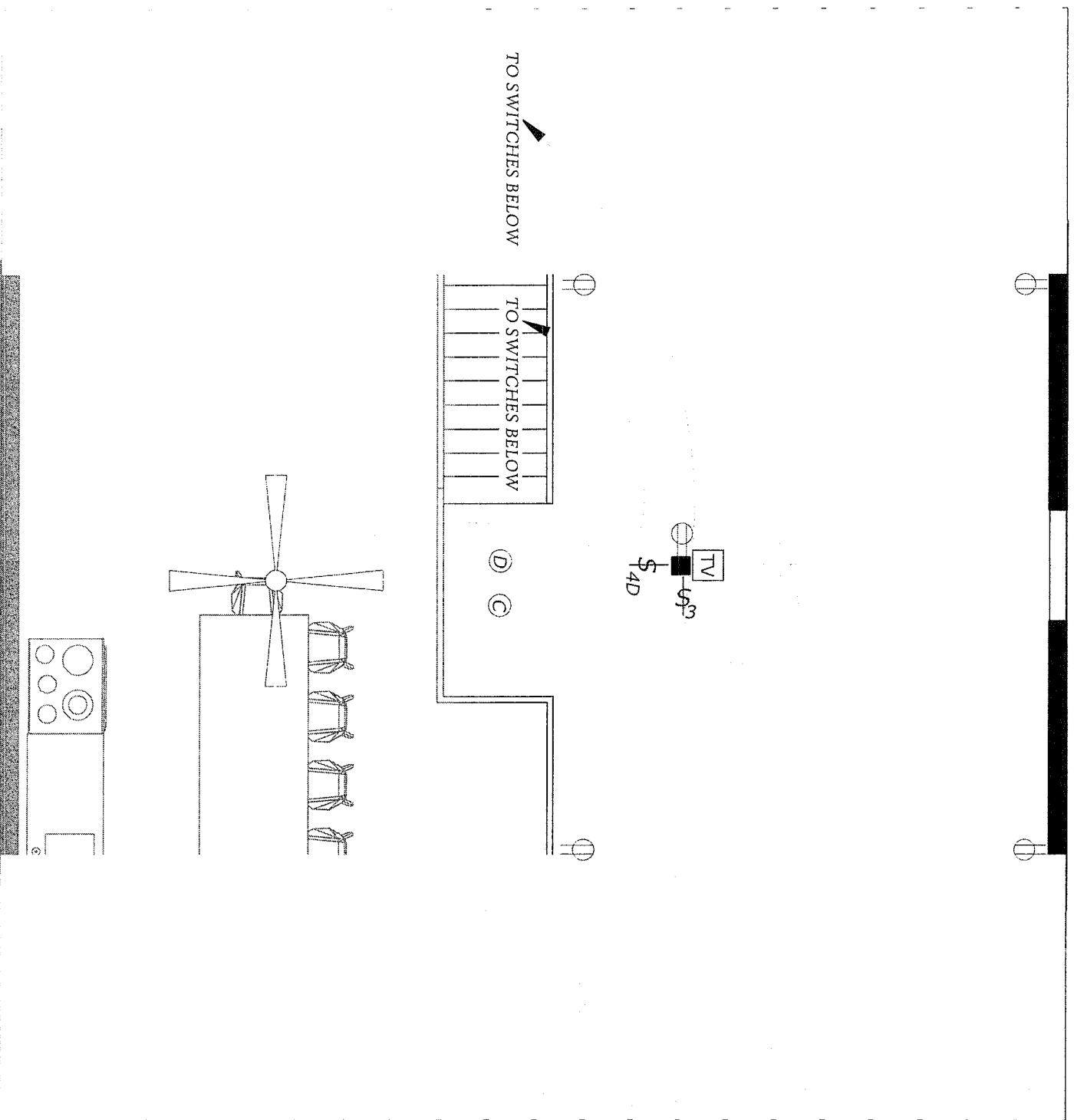


1 E 1.1
 scale: 1/4" = 1'-0"

1ST FLOOR ELECTRICAL PLAN

- RANGE & MICROWAVE
- DISHWASHER
- GARBAGE DISPOSAL
- REFRIGERATOR W/ 1

- HOT WATER HEATER
- WASHER / DRYER



LOFT ELECTRICAL PLAN

1 E.1.2 scale: 1/4" = 1'-0"