

Newburyport Historical Commission
Demolition Permit Application

10/4/18	Date of Receipt
db	Historical Commission

Property Address: 13 BOARDMAN ST. NEWBURYPORT

Applicant Name: JOEL BROWN + ROSEMARY KROL

Address: 13 BOARDMAN ST. NEWBURYPORT

Phone: 857-998-2641 Email: JBNBPT@GMAIL.COM

Owner Name and Address (if different): _____

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: 1850 Area (sq.ft): 1,945 sq ft grass / 200 Demo.

Architectural Style: CREEK REVIVAL Row House

- The property 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

- Demolition Type:
- Full Building Demolition?
 - Partial Building Demolition?
 - Roof Line Change?

Property Type: Residential: Single Family Two-Family Multi-Family

Outbuilding: Specify: _____

Commercial: Specify: _____

Institutional: Specify: _____

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

SEE ATTACHED


REQUIRED SUPPORTING DOCUMENTS:

- Assessor's card for the property available from the Assessor's Office or from <http://gis.vgsi.com/newburyportma/>
- Photographs showing all exterior sides of the property.
- Photographs showing the property in context of the neighborhood.
- Any additional information that supports request for demolition.

Please provide **eight (8) 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 demolition 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 Demolition Permit Application, the Commission shall determine whether the building or structure is historically significant and if it requires Demolition Plan Review.

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 10/2/18

Signature of Property Owner (Required)  Date 10/2/18

Rosemary Kowl 10/3/18

Property/Project description
Joel Brown & Rosemary Krol
13 Boardman St., Newburyport

Our home is a 1850 Greek Revival row house, the northernmost of three side-by-side condominiums in the building at 13-15-17 Boardman. The structure we want to demolish and replace is a structure of just under 200 square feet jutting off the rear of the unit. Both structures appear first on the 1884 city map, but the smaller structure is shedlike with no foundation or plumbing. A non-functioning chimney lends support to neighborhood tales that it once served as a summer kitchen.

When it became the permanent kitchen is not clear. The windows, cabinets and some building materials all date from various points in the 20th century. The sink is plumbed inside the foundation line of the house. The steel door and the return duct for the heating system were clearly installed in recent decades. (A second shedlike structure provides kitchens for the other two units, with a common wall in between.)

We have lived at #13 since 1999. We put a new roof on the kitchen a decade ago, but with nothing but a dirt crawl space underneath it, there have been problems with moisture, rot and pests. As you can see in photos, some sills, sheathing and shingles required replacement recently. The floor seems to be mostly plywood and is in need of repair as well.

It's our intention to take down the kitchen and replace it with a larger structure with a full foundation. But we will retain the same gable-end shape and side access, to preserve the overall look and feel of the property.

CURRENT OWNER **TOPO.** **UTILITIES** **STRT/ROAD** **LOCATION** **CURRENT ASSESSMENT**

BROWN JOEL D ROSEMARY KROL 13 BOARDMAN ST NEW BURYPORT, MA 01950 Additional Owners:					Description	Code	Appraised Value	Assessed Value	123 NEWBURYPORT, MA
					RESIDNTL	1021	387,400	387,400	
					RESIDNTL	1021	1,100	1,100	VISION
				SUPPLEMENTAL DATA					
Other ID: 50-27-A/C		CONDO CV:							
SUB-DIV		INLAW Y/N:							
PHOTO		LOT SPLIT:							
WARD 3		40B HSNG:							
TILE #:		ASSOC PID#							
ATT 1/2 HSE:									
GIS ID: M_250923_951581									
							Total	388,500	388,500

RECORD OF OWNERSHIP **BK-VOL/PAGE** **SALE DATE** **q/u** **w/i** **SALE PRICE** **V.C.** **PREVIOUS ASSESSMENTS (HISTORY)**

BROWN JOEL D	16019/0445	10/29/1999	Q	I	188,900	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
JANVRIN DAVID	09799/0533	11/30/1988	Q	I	97,500	00	2018	1021	387,400	2017	1021	370,200	2016	1021	349,500
							2018	1021	1,100	2017	1021	1,100	2016	1021	1,100
							Total:		388,500	Total:		371,300	Total:		350,600

EXEMPTIONS **OTHER ASSESSMENTS** *This signature acknowledges a visit by a Data Collector or Assessor*

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

ASSESSING NEIGHBORHOOD **APPRAISED VALUE SUMMARY**

NBHD SUB	NBHD Name	Street Index Name	Tracing	Batch
S/A				
NOTES				
UNIT 13				
BLUE IG				

Appraised Bldg. Value (Card)	387,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,100
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	388,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	388,500

BUILDING PERMIT RECORD **VISIT/ CHANGE HISTORY**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd	Purpose/Result
A2008-490	12/18/2008	RS	Residential	7,650		0		REPLC DORMER FLA	05/22/2007			PM	00	Measur+Listed
AR31310/96	11/01/1996			2,500	07/01/1997	35		ADD/ALTER	02/28/2007			PR	02	Measur+2Visits
									03/28/1998			CN	00	Measur+Listed
									03/24/1998			CN	01	Measur+1Visit
									08/05/1997			NR	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1021	CONDO	R3				0 SF	1.00	1.0000	0	1.0000	1.00		0.00			.00	1.00	0
Total Card Land Units:							0.00 AC	Parcel Total Land Area: 0 AC							Total Land Value: 0				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	55		Condominium	Kitchen Grd			
Mode	05		Res Condo				
Grade	05		Average +20				
Stories	1		1 Story				
Occupancy	1						
Interior Wall 1	03		Plastered				
Interior Wall 2	05		Drywall/Sheet				
Interior Floor 1	09		Pine/Soft Wood				
Interior Floor 2							
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Ttl Bedrms	03		3 Bedrooms				
Ttl Bathrms	1		1 Full				
Ttl Half Bths	1						
Xtra Fixtres							
Total Rooms	6						
Bath Style	02		Average				
Kitchen Style	02		Average				

BAS[603]

FUS[518]

TQS[331]

UBM[493]

CONDO DATA			
Adjust Type	Code	Description	Factor %
Cmplx Acct#	103049	ID 1950	% Own 0
Cmplx Name	13 Boardman	B# 1	S# 1
Unit Type			
Unit Locn	01	COMPLEX ADJ	139

COST/MARKET VALUATION	
Adj. Base Rate:	371.71
Replace Cost	545,665
AYB	1850
EYB	1988
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	29
Functional ObsInc	0
External ObsInc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	71
Apprais Val	387,400
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 Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
WDK	WOOD DECK			L	120	19.00	1998		0		50	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	603	603	603	371.71	224,139
FUS	Upper Story, Finished	518	518	518	371.71	192,544
TQS	Three Quarter Story	248	331	248	278.50	92,183
UBM	Basement, Unfinished	0	493	99	74.64	36,799
Ttl. Gross Liv/Lease Area:		1,369	1,945	1,468		545,665

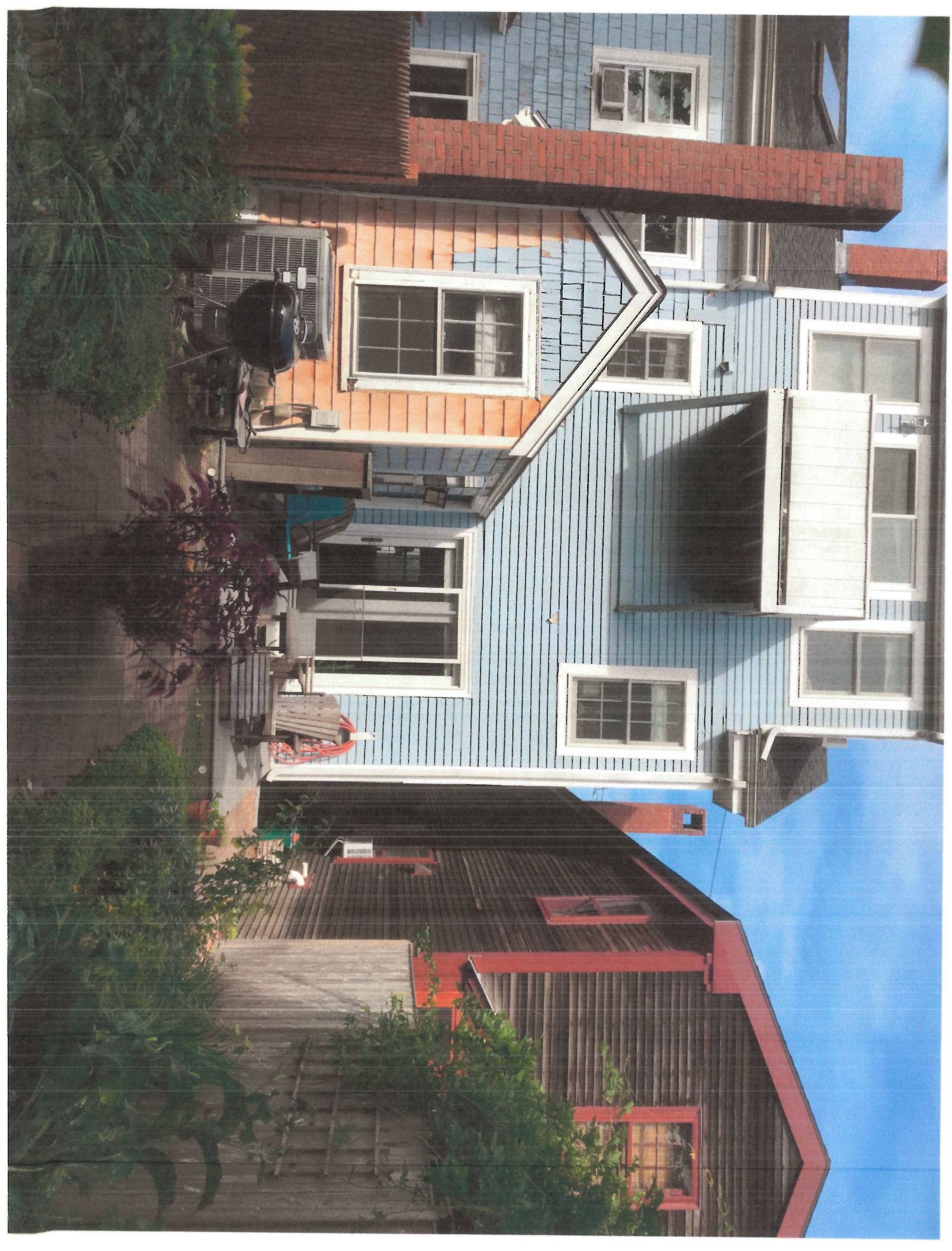




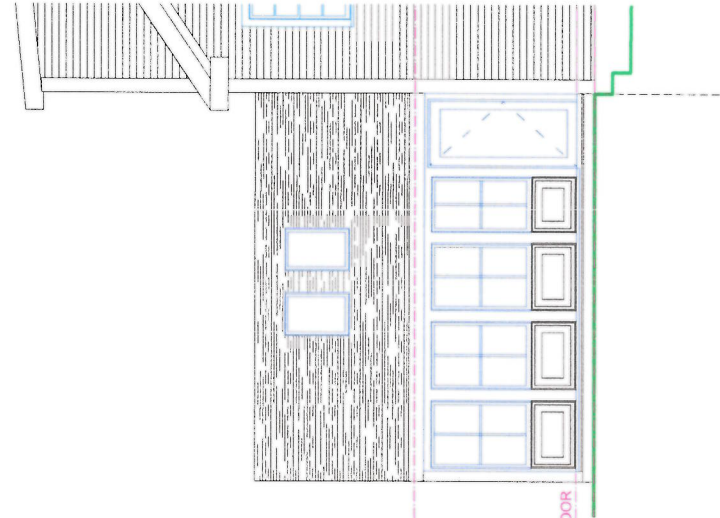




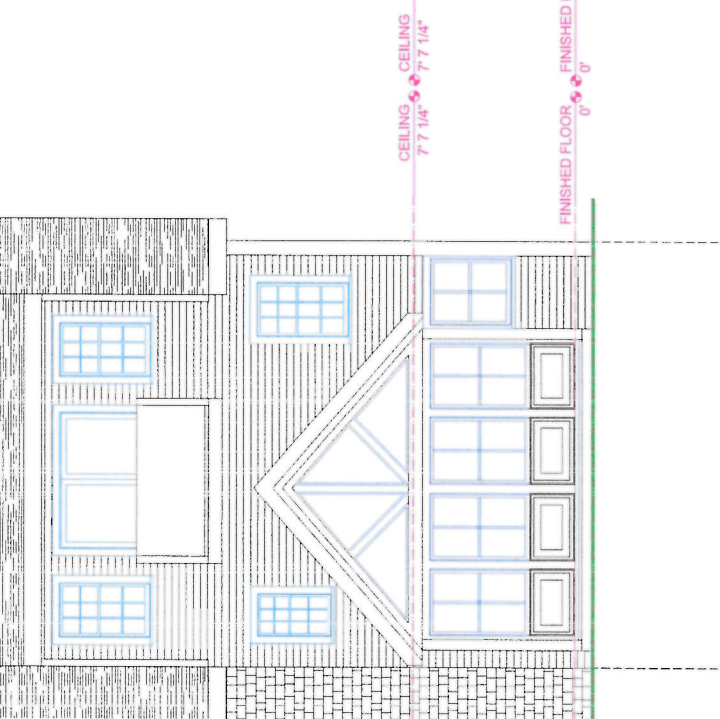




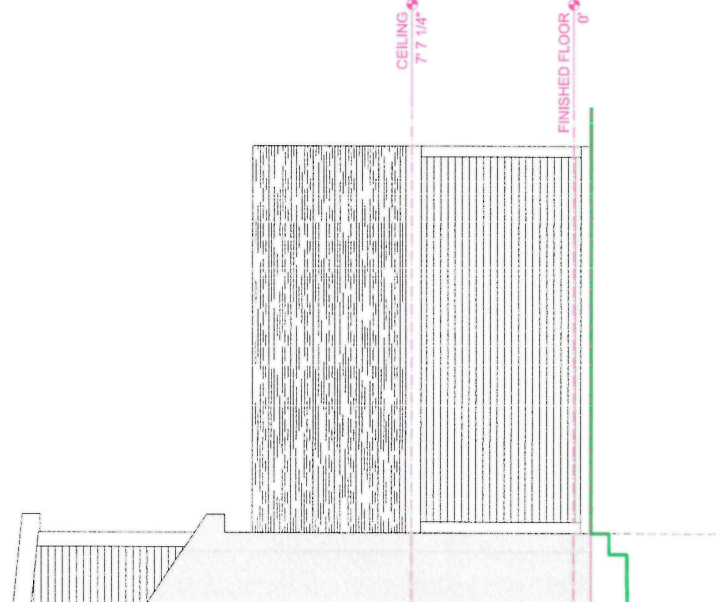
3 NORTHWEST ELEVATION
Scale: 1/4" = 1'-0"



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



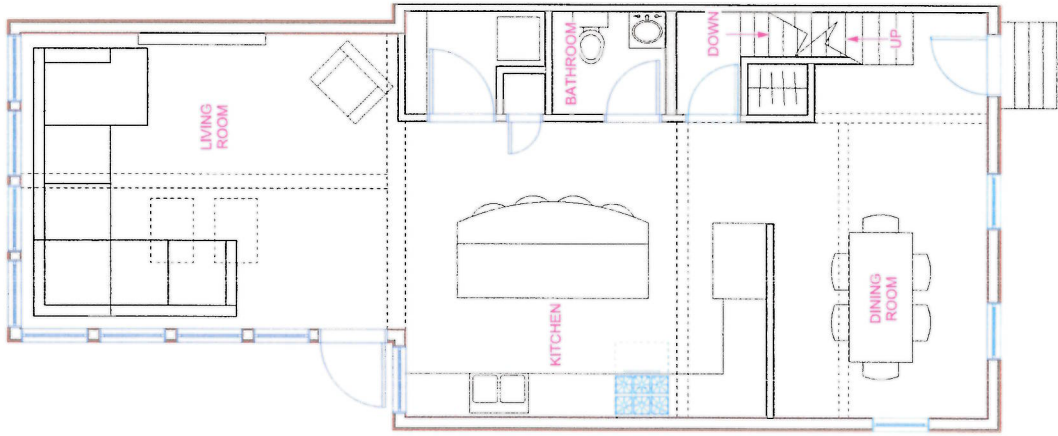
1 SOUTHEAST ELEVATION
Scale: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

DATE	REVISION
04.25.18	EXISTING CONDITIONS
09.28.18	DESIGN DEVELOPMENT
BR	
BR	

DATE	REVISION
04.25.18	EXISTING CONDITIONS
08.28.18	DESIGN DEVELOPMENT
SR	
SR	



1 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

