



**City of Newburyport  
Fruit Street Historic District Commission**

**Application for a Certificate of Appropriateness**  
<http://www.cityofnewburyport.com/Planning/FruitStPage.html>

FOR OFFICE USE ONLY:
Case #: _____
\$25 Fee Rec'd: <input checked="" type="checkbox"/>
Time Stamp:
<b>RECEIVED</b>
<b>FEB 15 2019</b>
Newburyport Planning Dept.

Please provide the information requested below, attach supporting documents, and **return six (6) copies of the application and supporting documents, and a \$25 application fee to the City of Newburyport at the Planning Office.** Formal review will commence **after** this completed certificate application has been submitted along with the information requested below to the Fruit Street Historic District Commission (FSHDC).

Within sixty (60) days from its receipt of a completed Certificate Application (unless the applicant agrees, in writing, to extend such time period), the Commission shall act upon the application.

1. Property Address: 16-18 Fruit Street  
 Tax Map/Lot: Map 14 Lot 2
2. Applicant Name: Balmoral Development LLC c/o Lisa Mead, Mead, Talerman & Costa LLC  
 Address: 30 Green Street, Newburyport MA 01950  
 Daytime Phone: 9784637700  
 Email (optional): Lisa@mtclawyers.com

Owner Name/Address/Contact Info (if different from Applicant):

- Owner Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Daytime Phone: \_\_\_\_\_  
 Email (optional): \_\_\_\_\_

3. Nature of the Proposed Work (Please check all that apply):

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Addition                                   | <input checked="" type="checkbox"/> Repair Porch/Portico/Steps | <input type="checkbox"/> Skylights          |
| <input checked="" type="checkbox"/> New/Repair Windows/<br>Shutters | <input checked="" type="checkbox"/> Roofing/Gutters            | <input checked="" type="checkbox"/> Chimney |
| <input type="checkbox"/> New/Repair Siding                          | <input checked="" type="checkbox"/> Fencing                    | <input type="checkbox"/> Foundation         |
| <input checked="" type="checkbox"/> New/Repair Doors                | <input checked="" type="checkbox"/> Parking Area/Walkways      | <input type="checkbox"/> Other              |
- See attached plans

4. Proposed Work: Please describe your proposed work as simply and as accurately as possible – you may use an additional sheet if needed. Include any information you think will be helpful to the commission in considering this application.


Please see attached plans and memorandum.

5. PLEASE ATTACH THE FOLLOWING SUPPORTING DOCUMENTS:

- Site or Plot Plan
- Photos of Existing Building
- Proposed Materials/Color Samples
- Manufacturer's Specification Sheets (if applicable)

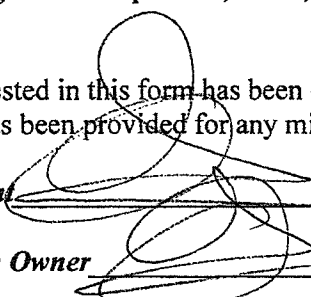
Building Plans & Elevations (if applicable) showing:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Front Elevation | <input type="checkbox"/> Side Elevation | <input type="checkbox"/> Rear Elevation |
| <input type="checkbox"/> Eaves/cornices  | <input type="checkbox"/> Windows/Doors  | <input type="checkbox"/> Trim Detail    |
| <input type="checkbox"/> Porch           | <input type="checkbox"/> Steps/railing  | <input type="checkbox"/> Fence/Wall     |
| <input type="checkbox"/> Other: _____    |   |   |

 Note: All drawings should be to scale with dimensions noted. Please label all materials proposed – e.g. wood clapboard, brick, asphalt roof shingles, etc.

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.

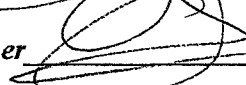
Signature of Applicant



Mary Bolan

Date 2/14/19

Signature of Property Owner



Mary Bolan

Date 2/14/19

**RETURN (6) COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTS TO THE PLANNING OFFICE IN CITY HALL**

The Fruit Street Historic Commission meets as required, and monthly on the 2<sup>nd</sup> Thursday of the month at 7:00pm. You will be notified when your application will be placed on the Commission's agenda.



Mead, Talerman & Costa, LLC  
Attorneys at Law

30 Green Street  
Newburyport, MA 01950

Phone 978.463.7700  
Fax 978.463.7747

[www.mtclawyers.com](http://www.mtclawyers.com)

February 15, 2019

Maurice Southworth, Chair  
Fruit Street Historic Commission  
60 Pleasant Street  
Newburyport MA 01950

RE: 16-18 Fruit Street Certificate of Appropriateness

Dear Chair and Members of the Commission;

Reference is made to the above captioned matter. In that connection, this firm represents Balmoral Development, LLC who is the owner of 16-18 Fruit Street (the "Property"). The Property is located in the Fruit Street Historic District. The structure on the property is currently a 5 family structure.

The original portion of the structure located closest to the Street was constructed on or about 1800. The structure is federalist in style and wood frame including vinyl siding and an asphalt shingle roof. As you can see from the Form B attached, at various times the structure served as a multi family dwelling and single family dwelling. Adjacent to the rear of the Property on a separate lot is located the former printing shop which is now owned by the Newbury Historical Society as part of the Cushing House complex. The complete narrative about the structure on the Property is attached as part of the Form B.

The owner proposes to reduce the use of the interior of the structure to a three (3) unit multifamily use. The owner proposes to modestly revise the exterior mainly to revive the historic nature of some key features. The following is a list of the proposed work on the exterior of the structure:

#### **WINDOWS**

- Original Federal: Restore all existing wood window sashes on the original federal. Antique glass to be used to replace any broken panes.
- Ells: Replace all windows on both ell with Eagle E-Series aluminum clad double hungs with 5/8" muntin bars as 6/6 to match original Federal. New and existing windows locations and sizes as per drawings.
- Front Vestibule: Replace existing octagonal window with fixed panes of glass to match the existing sidelights that flank the front door.

#### **DOORS**

- Side Door at High Street facing ell to shift in location.
- Add French doors to the rear of each ell.

#### **ROOF**

- Add small roof over door on south side ell.
- Reconstruct the existing shed roof above the one story ell. Rebuild with hip roof. Hip roof allows for consistent eave line on south elevation, similar to what exists currently. Roof to be architectural shingles. All new trim to be wood, details to match existing.

*Millis Office*

730 Main Street, Suite 1F  
Millis, MA 02054  
Phone 508.376.8400

## CHIMNEY

- Rebuild the existing chimneys on both ells. Brick to be antique with mortar to match existing chimneys on original Federal in composition, color and texture.

## SHUTTERS

- Replace existing vinyl shutters with similar new ones. Sizes to be appropriate to window size.

## FENCING

Remove existing hedge and propose low wood fence between existing granite posts, similar to 12 Fruit Street (Photos Attached)

## BULKHEAD

- Remove all bulkheads.

## DRIVEWAYS

- Propose either exposed aggregate to look like pea stone embedded into surface or pea stone for driveways.

Pursuant to section 16-7(d) the Commission needs to hold a public hearing to consider this request for a Certificate of Appropriateness.

In considering the requested for the Certificate of Appropriateness, the Owner notes that the Commission should consider the following as it relates to the criteria in the Ordinance:

- (a) The historic and architectural value and significance of the site, building or structure; the general design, proportions, detailing, mass, arrangement, texture, and material of the exterior architectural features involved; and the relation of such exterior architectural features to similar features of buildings and structures in the surrounding area.

*The Owner respectfully suggests that the proposed work on the material is consistent with and similar to the features of the building and surrounding area. The windows which can be seen from the public way, those on the original front part of the house, are all being restored. The proposed restoration and/or improvements to the portico are consistent with historic porticos as provided in the photographs attached. It is of appropriate scale and shape to the historic structure. The replacement of the chimneys on the ells will be of similar brick and appropriate matching mortar.*

- (b) In the case of new construction or additions to existing buildings or structures, the commission shall consider the appropriateness of the scale, shape and proportions of the building or structure both in relation to the land area upon which the building or structure is situated and in relation to buildings and structures in the vicinity. The commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or ordinance.

*The new construction of the small roof over the door on the south side ell is done in a manner consistent with the architectural design of the house and surrounding structures. The removal and replacement of the existing shed roof above the one story ell with a hip roof again is consistent with the hip roof of the original home.*

Section 16-8(d) of the Ordinance provides that the commission shall not consider interior arrangements or architectural features not subject to public view from a public way. Notwithstanding same, the Owner has proposed changes to those areas which are consistent with and complimentary too the historic structure and district generally.

As a result, the Owner requests that the Commission issue a certificate of appropriateness for the proposed renovations and changes to the structure as set forth on the plans attached.

Respectfully submitted,  
Balmoral Development LLC  
By its Attorney

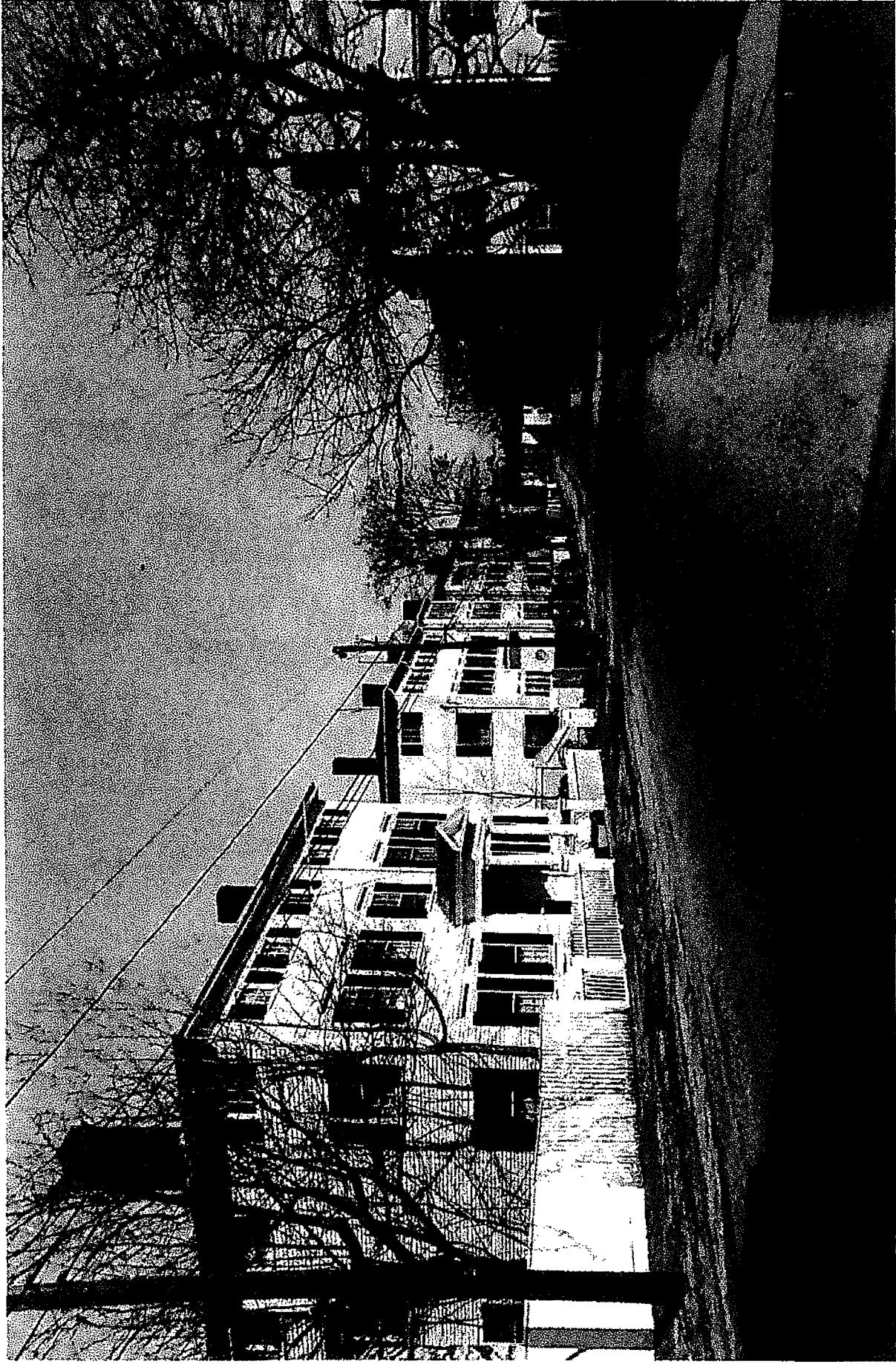


Lisa L. Mead

cc: Client







16. (L-R) Both sides of Fruit Street (west and east) taken from a position facing north from #20 (left) and #9 (right).  
(Photograph: Brian Pfeiffer, March 1984)



*Fig. 139*

TENNY-HALE HOUSE—DRAWING ROOM INTERIOR



*Fig. 140*

TENNY-HALE HOUSE, 1801, 20 FRUIT STREET, NEWBURYPORT

Captain Samuel Tenny bought the land and built this house and the adjoining double house, about 1801. He then built, for his sons and daughters, the three double houses, just below his own, seen in the photograph.





# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** NWB.317  
**Historic Name:** Perkins, Jacob House  
**Common Name:** Poor, Daniel S. - Sargent, Rufus House  
**Address:** 16-18 Fruit St  
  
**City/Town:** Newburyport  
**Village/Neighborhood:**  
**Local No:** 14-2  
**Year Constructed:** c 1800  
**Architect(s):**  
**Architectural Style(s):** Federal  
**Use(s):** Multiple Family Dwelling House; Printing Shop; Single Family Dwelling House  
**Significance:** Architecture; Commerce; Economics; Invention  
**Area(s):** NWB.L: Newburyport Historic District  
NWB.S: Fruit Street Local Historic District  
**Designation(s):** Nat'l Register District (08/02/1984); Local Historic District (10/29/2007)  
**Building Materials(s):** Roof: Asphalt Shingle  
Wall: Vinyl Siding; Wood  
Foundation: Brick; Granite; Stone, Cut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Monday, October 22, 2018 at 3:07: PM

# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

14/2 Newburyport L, S 317

Town Newburyport

Place (neighborhood or village)

Address 16-18 Fruit Street

Historic Name Perkins House

Uses: Present Residential

Original Residential

Date of Construction c.1800

Source deeds, visual inspection

Style/Form Federal

Architect/Builder unknown

Exterior Material:

Foundation Granite

Wall/Trim Vinyl siding

Roof Asphalt shingles

Outbuildings/Secondary Structures  
Brick garage (former engraving plant)

Major Alterations (with dates)

Condition Good

Moved  no  yes Date

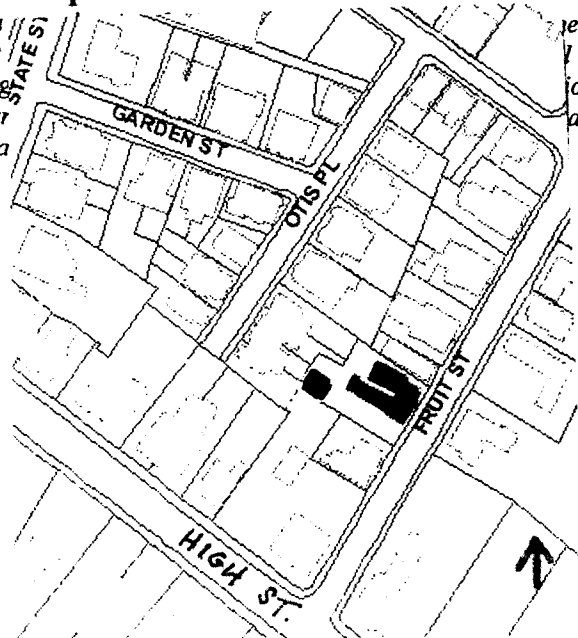
Acreage less than 1/4 acre .17

Setting Residential area mostly dating to early 19<sup>th</sup> century. Houses are set close to the street and to each other. Many are fine examples of the Federal style.



### Sketch Map

Draw a rectangle around the building on any map. Circle a building or natural feature on any map.



Recorded by Lisa Mausolf

Organization City of Newburyport

Date (month / year) Oct. 2005

RECEIVED

MAY 11 2007

MASS. HIST. COMM

## **BUILDING FORM (16-18 Fruit Street)**

### **ARCHITECTURAL DESCRIPTION**

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The house at 16-18 Fruit Street is a good example of the three-story, hip-roofed Federal house form with foreshortened third story windows. The 5 x 2-bay house is set with its broad elevation to Fruit Street. It rests on a brick foundation and is sheathed in vinyl siding. Underneath the projecting eaves is an arcaded cornice (see also 2-4 Fruit Street). Two interior brick chimneys rise from the roof.

The center entrance is sheltered by a single-story, flat-roofed enclosed porch with bracketed eaves which appears to date to the mid 19<sup>th</sup> century. Both the outer and inner doors are Greek Revival in style consisting of a four-panel door flanked by full sidelights with transom lights. Windows on the structure consist primarily of double-hung 6/6 sash which are fitted with storms and shutters and on the first and second floors are capped by entablature lintels. There are no entablatures on the south elevation and on the north elevation later, peaked lintels were installed over the windows and door in the late 19<sup>th</sup> century to mirror those on the adjacent 14 Fruit Street. The third floor windows contain 3 x 2-lights and are without lintels.

Behind the north half of the house (16 Fruit Street) there is an offset two-story, gable-roofed ell with an overhang under the pediment facing the street. Set behind 18 Fruit Street is a two-story, flat-roofed ell which is four bays deep and terminates with a single-story ell, two bays deep at the rear.

The house is set close to the street with a row of four granite posts along the brick sidewalk. The driveway to the south of the house terminates at a three-story, brick building oriented with three bays to the street. On the first floor there are two garage doors and a loft door centered on the second floor. Windows contain double-hung 1/1 modern windows which are fitted with storms.

### **HISTORICAL NARRATIVE**

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The land on which this house was built was part of a large tract sold to Richard Pike and Benjamin Wyatt in 1798. The house was apparently built by 1808 at which time its owner Jacob Perkins gave a mortgage deed on his house and land to Charlotte Hamilton of Exeter, New Hampshire.

Born in Newburyport, Jacob Perkins (1766-1849) was an American inventor, mechanical engineer and physicist credited with a variety of useful mechanical inventions including twenty-one American and nineteen English patents considered impressive in their engineering diversity. When he was just twelve years old he apprenticed to a local goldsmith named Davis. At the age of 21 Perkins made the dies for the copper coin issued by the State of Massachusetts and three years later he invented a machine for cutting and heading nails by one simple process. It was patented in 1794 and the nail machine was first erected at Newburyport and later at Amesbury. In 1809 he was given a patent for a machine to polish and grain morocco leather. One of his most important inventions was the stereotype plate for impressing (engraving and printing) bank notes on steel plates which made the documents more difficult to counterfeit. A variation was also used for school copybooks for teaching penmanship. In 1813 he was awarded a patent for the invention of a pump used in fire engines and for pumping out the bilges of ships. He was also credited with the design of a warm air central heating system erected in a Massachusetts Medical College in Boston in 1815. Perkins left Massachusetts in 1816 for Philadelphia and sailed for England in 1819 with the intention of interesting the Bank of England in his bank-note machinery. He remained in England for the duration of his life and between 1819 and 1836 secured eleven patents, many of which related to boilers and steam engines. Other inventions included a method of plating shoe buckles, an early refrigerator (an ether ice machine), a plenumeter, bathometer, steam-pressure gun, and rapid-fire gun.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form. Already listed as part of NR district (8/2/1984).*



**INVENTORY FORM CONTINUATION SHEET**Town  
**NEWBURYPORT**Property Address  
**16-18 FRUIT STREET**MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	317
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**HISTORICAL NARRATIVE continued:**

Perkins' business of printing bank bills from patent steel plates was established as early as 1808. In July 1808 Jacob Perkins gave a mortgage deed of his house and land to Charlotte Hamilton of Exeter, New Hampshire who conveyed the same to William B. Swett of Boston in 1815. The brick building in which the bank notes were printed was probably erected soon after. Jacob's brother, Abraham Perkins (1768-1839), later continued the engraving business. Local tax records show that in various years including 1818, 1820, 1830 and 1838 Abraham Perkins is listed as the owner of a brick factory and house on Fruit Street. In 1825 a local paper referred to the printing of banknotes here "Notwithstanding the hue and cry of hard times, there is more money made in Newburyport today than any other town in the Commonwealth" (Moody 1949). Abraham Perkins and his wife, Elizabeth Knapp married December 14, 1794 and had seven sons and three daughters. Mrs. Perkins died in 1831; Abraham died on April 2, 1839. After Abraham's death, the Fruit Street property was sold to Daniel Silloway, who subsequently conveyed the property to Daniel S. Poor (Essex County Deeds, Book 450, Page 245 and Book 450, Page 240). S. Poor is shown as the owner on the 1884 map.

In the late 19<sup>th</sup> century the house was rented out to a variety of tenants. In 1870 the U.S. Census indicates that grocer Benjamin Evans, four family members and two non-family members were in residence at 16 Fruit Street. Architect Rufus Sargent, his wife and two daughters were living at 18 Fruit Street. The William Harney family was living at 16 Fruit Street in 1880 while Cyrus Stephens, a grocer, and his family was living at 18 Fruit Street. In 1900 Albert Morse, his wife and two boarders were living at 16 Fruit Street while 18 Fruit Street was occupied by the Sargent family.

Francis Poor sold the property to Mary Parsons in 1905 and it remained in the family until 1920. According to the 1910 U.S. Census, Rebecca Ayer and her son George and a boarder were living at 16 Fruit Street while Samuel Parsons (a shoe repairer/wood worker), his wife Mary, two sons and a daughter were residing at 18 Fruit.

Frank Rollins owned the property from 1920 until 1948. He was the superintendent of a shoe factory and later sold oil burners. Rollins lived here with his wife Maud and daughter Helen. In 1930 the other unit was occupied by Russian immigrants Samuel and Jean Bloom but changed tenants frequently in the 1930s and later years. During his ownership of the property Rollins tore down one corner of the brick building for a garage space and gave 5,000 bricks to the Sons and Daughters of the First Settlers of Newbury society to use in the restoration of the large chimney in the Jackman Willet House at 116 High Road in Newbury.

William and Edna Boyle purchased the house in 1948. They lived at #18 and rented out the other unit. The building was sold by Edward Boyle in 1973. The present owner, James Lagoulis, acquired the property in 1973. It is divided into apartments.

**INVENTORY FORM CONTINUATION SHEET**Town  
NEWBURYPORTProperty Address  
16-18 FRUIT STREETMASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	317
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**BIBLIOGRAPHY and/or REFERENCES**

- Bathe, Greville and Dorothy. *Jacob Perkins: His Inventions, His Times, & His Contemporaries*. Philadelphia: The Historical Society of Pennsylvania, 1943.
- Cheney, R. *History of Merrimac River Shipbuilding*. Newburyport: 1964.
- Currier, J.J. *History of Newburyport, 1764-1905*, vols. I and II, reprint, Newburyport, 1977.
- Essex County Registry of Deeds, Salem, Mass.
- Howells, J.M. *The Architectural Heritage of the Merrimack*. New York: 1941.
- Moody, Mrs. Arthur W. "Banknotes Were Once Printed in Building on Fruit Street", *Newburyport newspaper*, Jan. 21, 1949.
- Newburyport City Directories, various dates.
- Photograph collection, Newburyport Archival Center at the Newburyport Public Library
- Smith, E. Vale. *History of Newburyport*. Newburyport: 1854.
- Stirgwolt, Mary Jane. Inventory form for 16-18 Fruit Street, 1980.
- U.S. Census, Newburyport, 1840-1930.

**Maps**

- 1851 Plan of Newburyport, Mass. H. McIntire.
- 1872 Map of the City of Newburyport, Mass. D.G. Beers and Co.
- 1884 Map of Newburyport.
- Sanborn Insurance Maps, Newburyport,

**Websites (information on Jacob Perkins)**

- [http://www.hevac-heritage.org/victorian\\_engineers/perkins/perkins.htm](http://www.hevac-heritage.org/victorian_engineers/perkins/perkins.htm)
- <http://en.wikipedia.org>
- [http://www.asme.org/Communities/History/Resources/Perkins\\_Jacob.cfm](http://www.asme.org/Communities/History/Resources/Perkins_Jacob.cfm)
- <http://inventors.about.com/library/inventors/bljacobperkins.htm>
- <http://famousamericans.net/jacobperkins/>

**INVENTORY FORM CONTINUATION SHEET**

Town  
**NEWBURYPORT**

Property Address  
**16-18 FRUIT STREET**

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	317
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**INVENTORY FORM CONTINUATION SHEET**

Town  
NEWBURYPORT

Property Address  
16-18 FRUIT STREET

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	317
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Undated (early 20<sup>th</sup> century) photograph of front entrance

Source: Photograph collection, Newburyport Archival Center at the Newburyport Public Library (S-75)



FORM B - BUILDING

NWB. 317

Area <u>L-2</u>	Form no. 317
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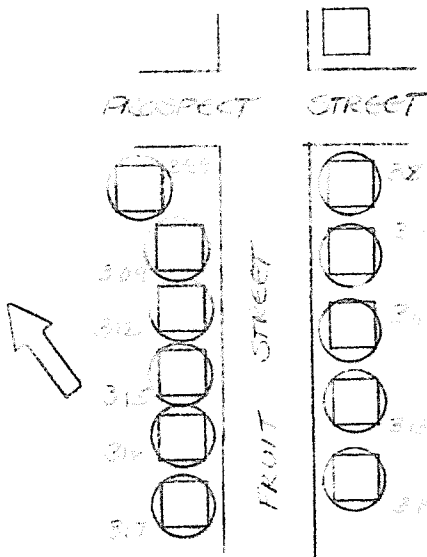
MASSACHUSETTS HISTORICAL COMMISSION



Newburyport  
16-18 Fruit Street  
 Historic Name Jacob Perkins House  
 Original Residence  
 Present Residence  
 Ownership:  Private individual  
                   Private organization \_\_\_\_\_  
                   Public \_\_\_\_\_  
 Original owner Unknown

SKETCH MAP

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:

Date c. 1805  
 Source \_\_\_\_\_  
 Style Federal  
 Architect Unknown  
 Exterior wall fabric Clapboards  
 Outbuildings Brick printing plant  
 Major alterations (with dates) doorway altered and entrance porch added (mid-19th century)  
 Moved \_\_\_\_\_ Date \_\_\_\_\_

Approx. acreage 7,910 sq. ft.  
 in a residential area of single  
 Setting and double houses built, for the most part, during the first decade of the nineteenth century. The homes are closely spaced and have little land on the street side. Many are fine examples of the Federal style.

Recorded by Mary Jane Stirgwolt  
 Organization Office of Community Development  
 Date 8-25-80

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

The Jacob Perkins house is one of the fine Federal homes that line Fruit Street. Similar homes were built throughout Newburyport during the early nineteenth century. The house is a good example of the three story form with hipped roof and small square windows in the third story that are associated with the Federal style. The classically inspired window lintels on the building's facade are also typically Federal. Window lintels of a later period to match those of 14 Fruit Street, have been added on the Northern side of the house. The cornice moulding is exceptional and is referred to as a "bee hive" moulding in Newburyport. (cont.)

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

Locally, it is believed that all of the homes on the Western side of Fruit Street were built by Capt. Samuel Tenney, owner of 20 Fruit Street, for his family. This may very well be true but it is as yet undocumented. This lot of land was part of a large tract acquired by Richard Pike and Benjamin Wyatt in 1798. The parcels were sold to individual owners in the following years and most of the homes on Fruit Street were built within the next decade. This house was built prior to 1808 when its owner Jacob Perkins gave a mortgage deed on his house and land to Charlotte Hamilton of Exter, New Hampshire.

Jacob Perkins was a prominent citizen of Newburyport. He was apprenticed to a goldsmith in 1778 at the age of twelve. Prior to the adoption of the Federal Constitution, Perkins was employed to make the dies for the copper coin issued by the State of Massachusetts. Perkins invented many of the innovations in his trade. In 1795 he invented a machine for cutting and heading nails in one operation. He was granted a patent on this invention. In 1796 he manufactured nails and brads in Amesbury. In 1810 Perkins invented a furnace for heating houses and large buildings with hot air. In 1816 Perkins moved to Philadelphia and later to London.

In the meantime Charlotte Hamilton conveyed 16-18 Fruit Street to William B. Swett of Boston. In 1832 Abraham Perkins, brother of Jacob, purchased the house.

Abraham Perkins like his brother was in the business of printing bank notes. He carried on his printing in the brick building behind the house that now serves as a garage.

BIBLIOGRAPHY and/or REFERENCES

J. J. Currier, History of Newburyport, 1764-1905, vols. I and II, reprint, Newburyport 1977.  
-- -- 1851 Plan of Newburyport, Mass. H.-McIntire  
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.  
1851, 1871 City Directories  
Assessor's Records 1890-1980

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newburyport	Form No: 317
Property Name: Jacob Perkins Hse. 16-18 Fruit St.	

Indicate each item on inventory form which is being continued below.

## ARCHITECTURAL SIGNIFICANCE (CONTINUED)

The name was chosen because the spaces between the individual elements of the moulding resembles the shape of a bee hive.

The doorway at 16-18 Fruit Street was altered during the mid-nineteenth century. The present doorway has sidelights and a transom light seen in the Greek Revival style. The enclosed entrance porch has a flat roof and its cornice is bracketed. This is reminiscent of the Italianate styles popular in the last century.



Stable to Inventory form at bottom



NWB-317 #317 427  

	N	137
--	---	-----

MISSION  
Boston

2. Town Newburyport

Street address 16-18 Tract

Want to:  
on

Name \_\_\_\_\_

Original use Res

with the  
side):

Present use " (apt.)

Present owner ~~James Logan~~ James Logan (24)

try

Open to public No.

Date \_\_\_\_\_ Style Federal

Art/sculpture  
Education  
Government  
Literature  
Music

Travel/communication  
Military affairs  
Religion/philosophy  
Indians  
Development of town/city

Source of date \_\_\_\_\_

Architect \_\_\_\_\_

3. CONDITION: Excellent Good Fair Deteriorated Moved Altered Added \_\_\_\_\_

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material: Stone

WALL COVER: Wood Brick Stone Other \_\_\_\_\_

ROOF: Ridge Gambrel Flat Hip Mansard \_\_\_\_\_  
 Tower Cupola Dormer windows Balustrade Grillwork \_\_\_\_\_

CHIMNEYS: 1 2 3 4 \_\_\_\_\_ Center End Interior Irregular Cluster Elaborate

STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed \_\_\_\_\_

PORCHES: 1 2 3 4 \_\_\_\_\_ PORTICO \_\_\_\_\_ Balcony

FACADE: Gable end: Front/Side Ornament: \_\_\_\_\_

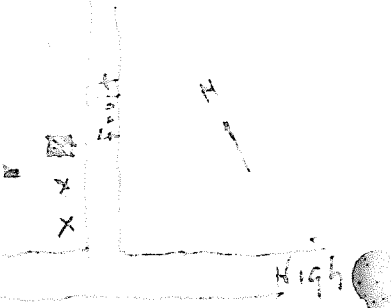
Entrance: Side Front: Center/Side Details: \_\_\_\_\_

Windows: Spacing: Regular/Irregular Identical/Varied \_\_\_\_\_

Corners: Plain Pilasters Quoins Cornerboards \_\_\_\_\_

5. Indicate location of structure in relation to nearest cross streets and other buildings

6. Footage of structure from street 4  
 Property has 23 feet frontage on street



Recorder [Signature]

For [Signature]

Photo 1 Date \_\_\_\_\_

SEE REVERSE SIDE



RELATION OF SURROUNDING TO STRUCTURE

- 1. Outbuildings garage

---

- 2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal  
 Predominant features \_\_\_\_\_  
 Landscape architect \_\_\_\_\_

---

- 3. Neighboring Structures  
 Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.  
 Venetian Gothic Mansard Richardsonian Modern  
  
 Use: Residential Commercial Religious Condit' \_\_\_\_\_  
 \_\_\_\_\_ellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE (Refer and elaborate on theme circled on front of form)

BIBLIOGRAPHY AND/OR REFERENCE

RESTRICTIONS \_\_\_\_\_

Original Owner: \_\_\_\_\_  
 Deed Information: Book Number \_\_\_\_\_ Page \_\_\_\_\_, \_\_\_\_\_ Registry of Deeds





































14























12







project:  
**16-18 FRUIT ST  
 RESIDENCES**

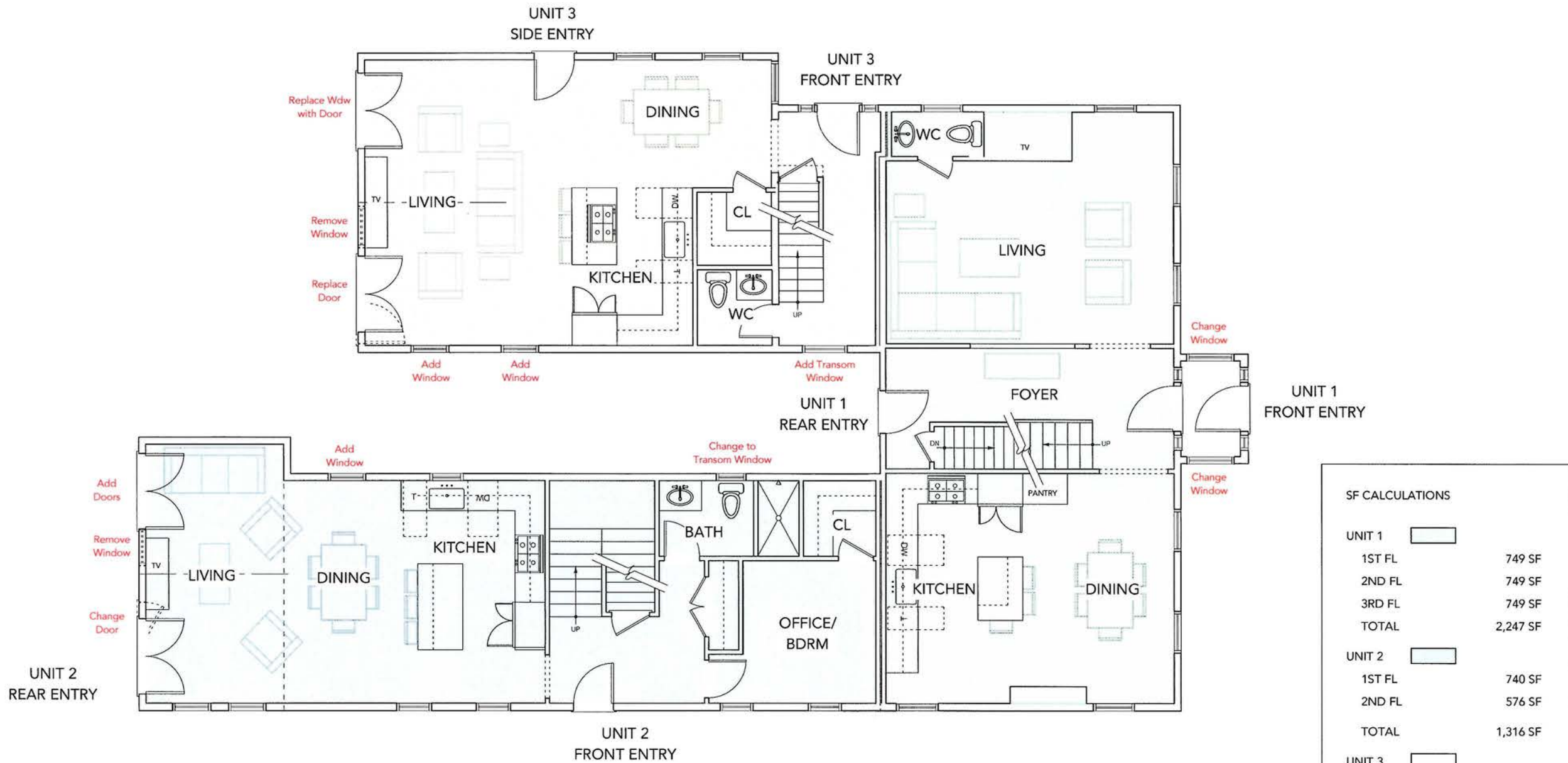
Newburyport, MA  
 01950

architect:

**GRAF  
 ARCHITECTS**  
 2 Liberty Street  
 Newburyport, MA  
 01950  
 T. 978 499 9442  
 www.grafarch.com

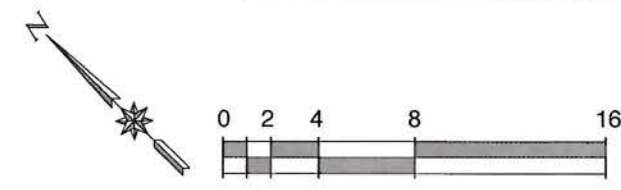
title:  
**Proposed  
 First Floor Plan**

SCALE: 1/8" = 1'-0"  
 14 february 2019



SF CALCULATIONS	
UNIT 1	<input type="checkbox"/>
1ST FL	749 SF
2ND FL	749 SF
3RD FL	749 SF
TOTAL	2,247 SF
UNIT 2	<input type="checkbox"/>
1ST FL	740 SF
2ND FL	576 SF
TOTAL	1,316 SF
UNIT 3	<input type="checkbox"/>
1ST FL	617 SF
2ND FL	617 SF
TOTAL	1,234 SF

① First Floor Plan - PROPOSED  
 SCALE: 1/8" = 1'-0"



**A01**

project:

# 16-18 FRUIT ST RESIDENCES

Newburyport, MA  
01950

architect:

**GRAF ARCHITECTS**  
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Newburyport, MA  
01950  
T. 978 499 9442  
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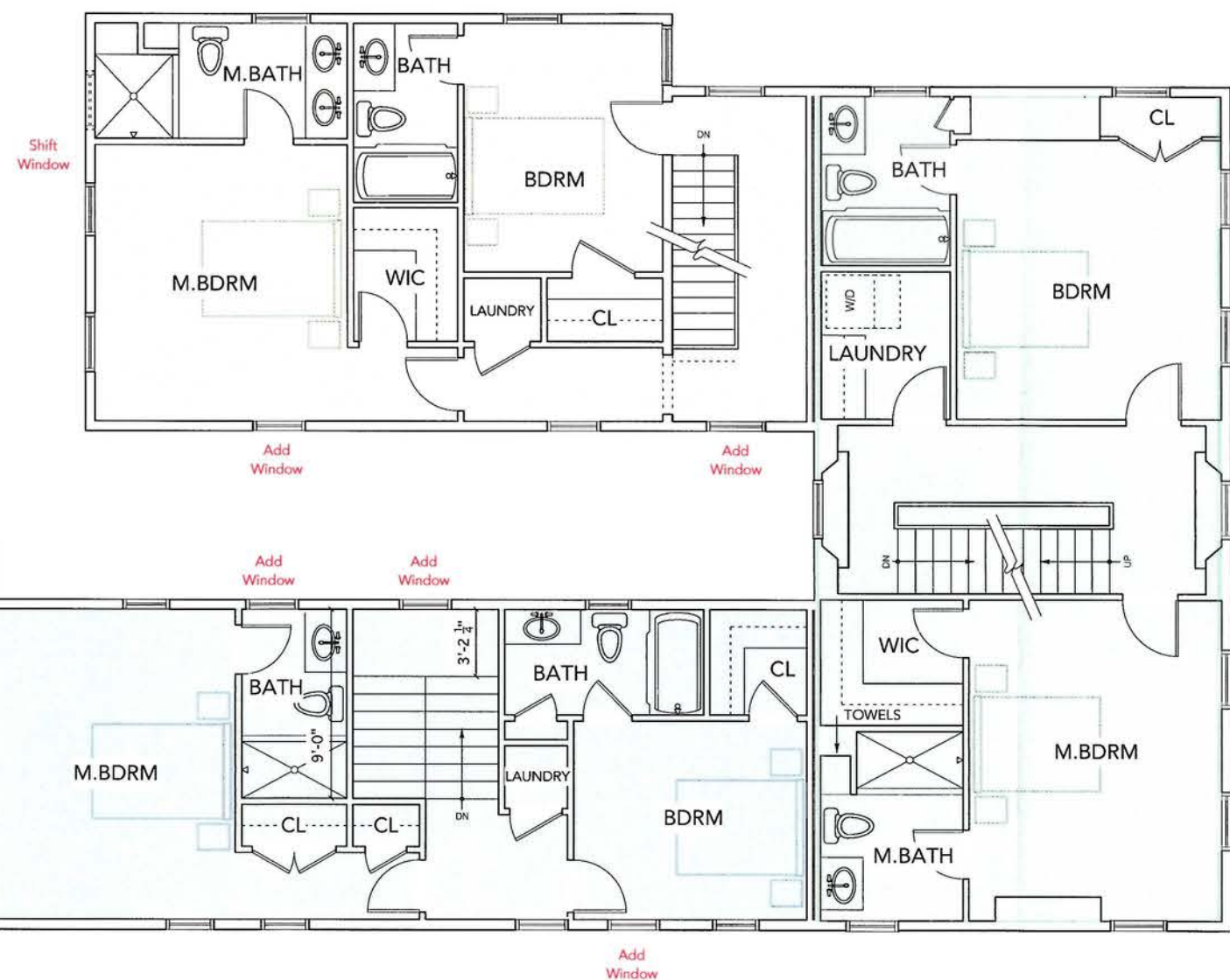
title:

## Proposed Second + Third Floor Plans

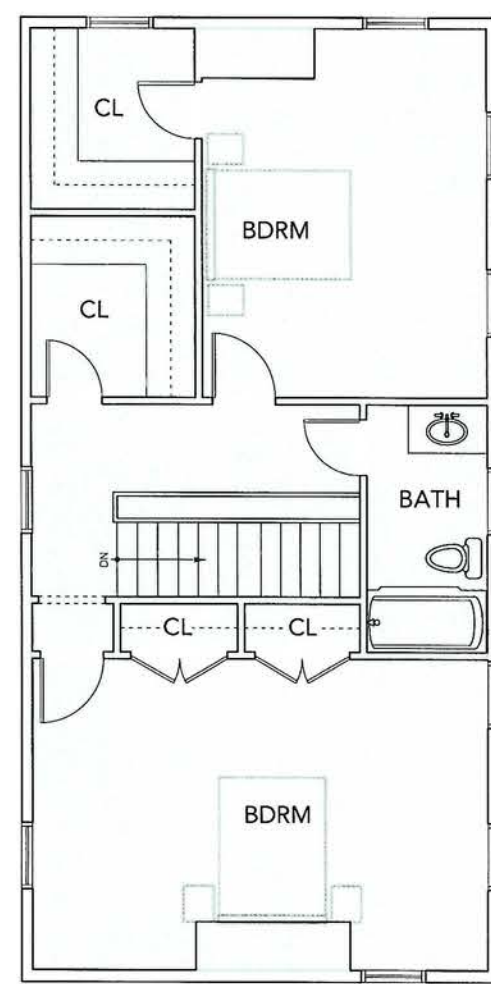
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14 february 2019

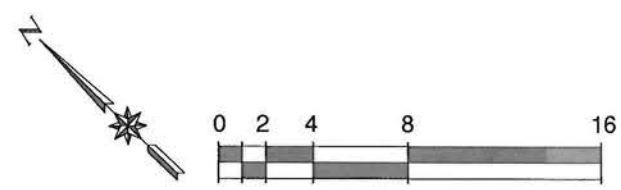
A02



1 Second Floor Plan - PROPOSED  
SCALE: 1/8" = 1'-0"



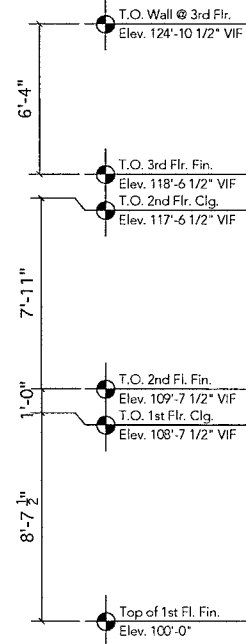
2 Third Floor Plan - PROPOSED  
SCALE: 1/8" = 1'-0"



EXISTING



1 EXISTING Exterior Elevation - Front  
SCALE: 1/8" = 1'-0"



project:  
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01950

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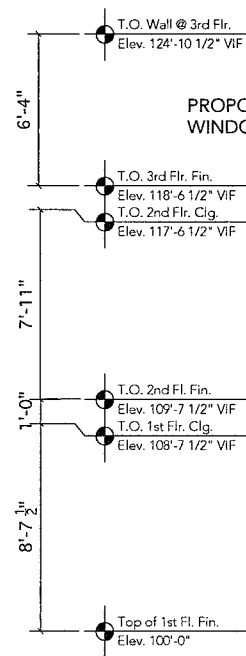
2 EXISTING Exterior Elevation - Rear  
SCALE: 1/8" = 1'-0"



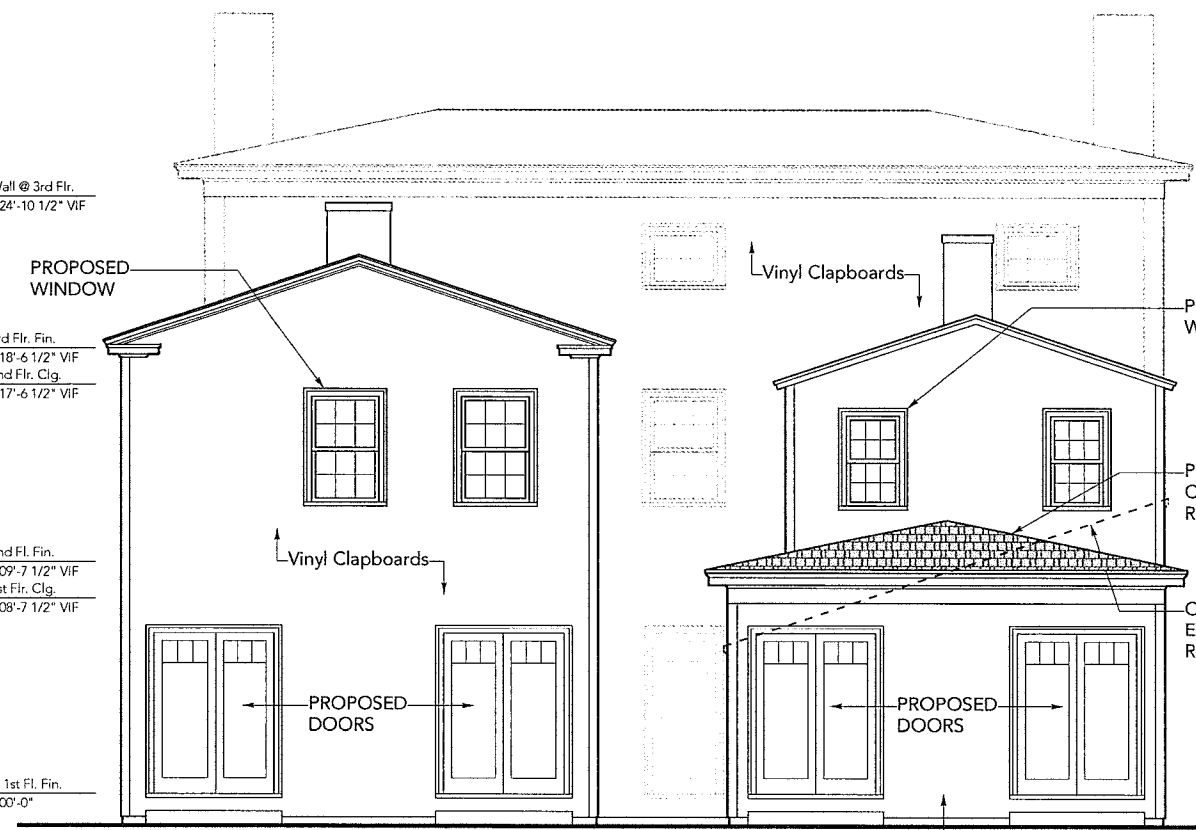
PROPOSED



3 PROPOSED Exterior Elevation - Front  
SCALE: 1/8" = 1'-0"



4 PROPOSED Exterior Elevation - Rear  
SCALE: 1/8" = 1'-0"



title:  
**Existing + Proposed  
Exterior Elevations**

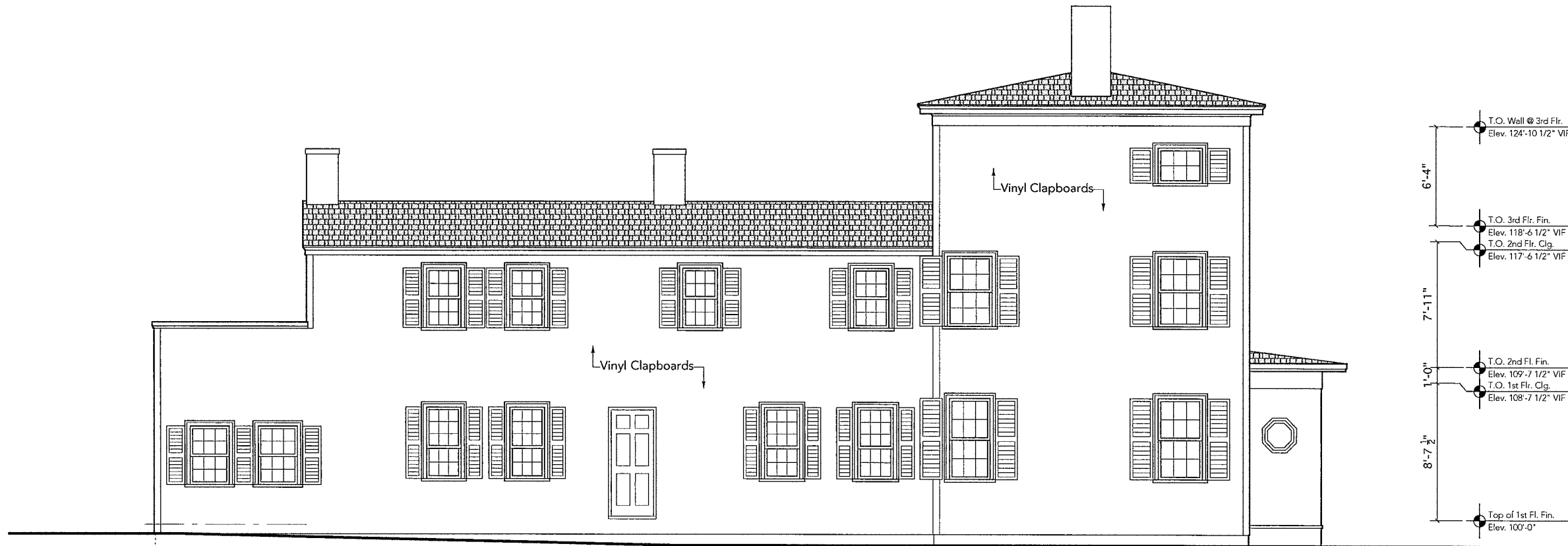
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14 february 2019

**A03**

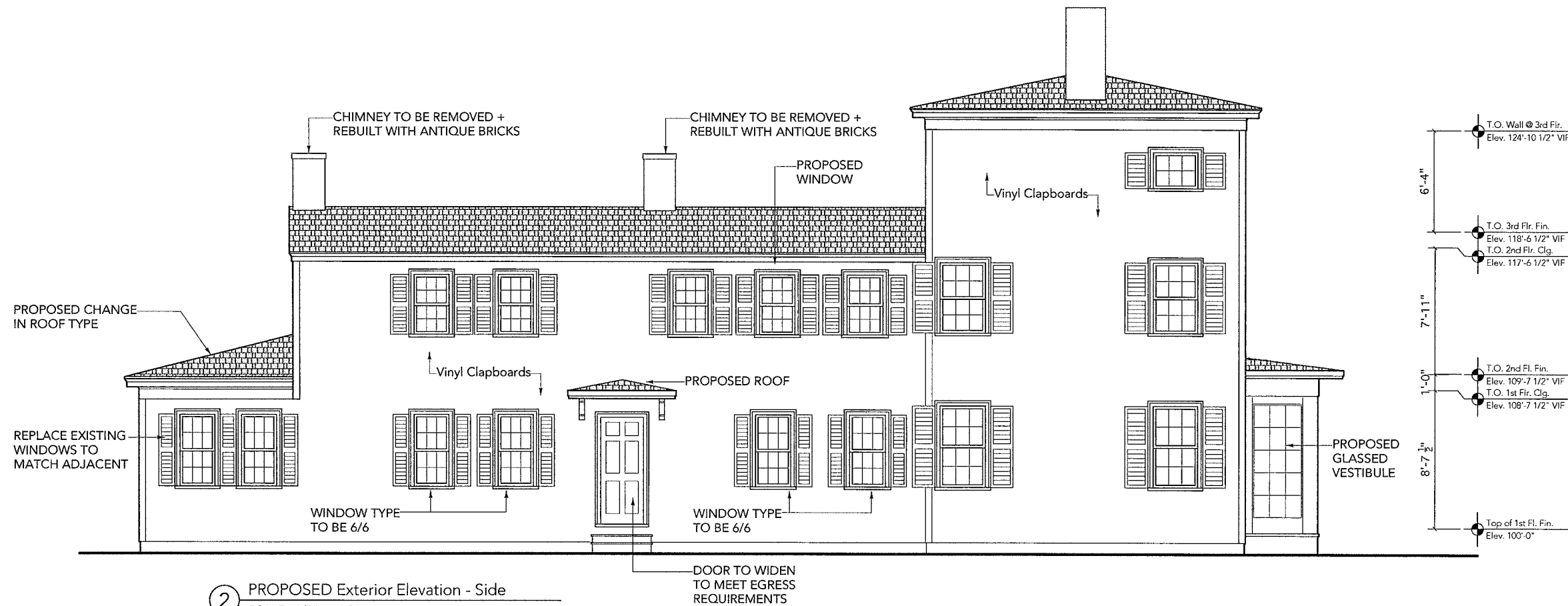


EXISTING



1 EXISTING Exterior Elevation - Side  
SCALE: 1/8" = 1'-0"

PROPOSED



2 PROPOSED Exterior Elevation - Side  
SCALE: 1/8" = 1'-0"

project:

16-18 FRUIT ST  
RESIDENCES

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architect:

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ARCHITECTS

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title:

Existing + Proposed  
Exterior Elevations

SCALE: 1/8" = 1'-0"

14 february 2019

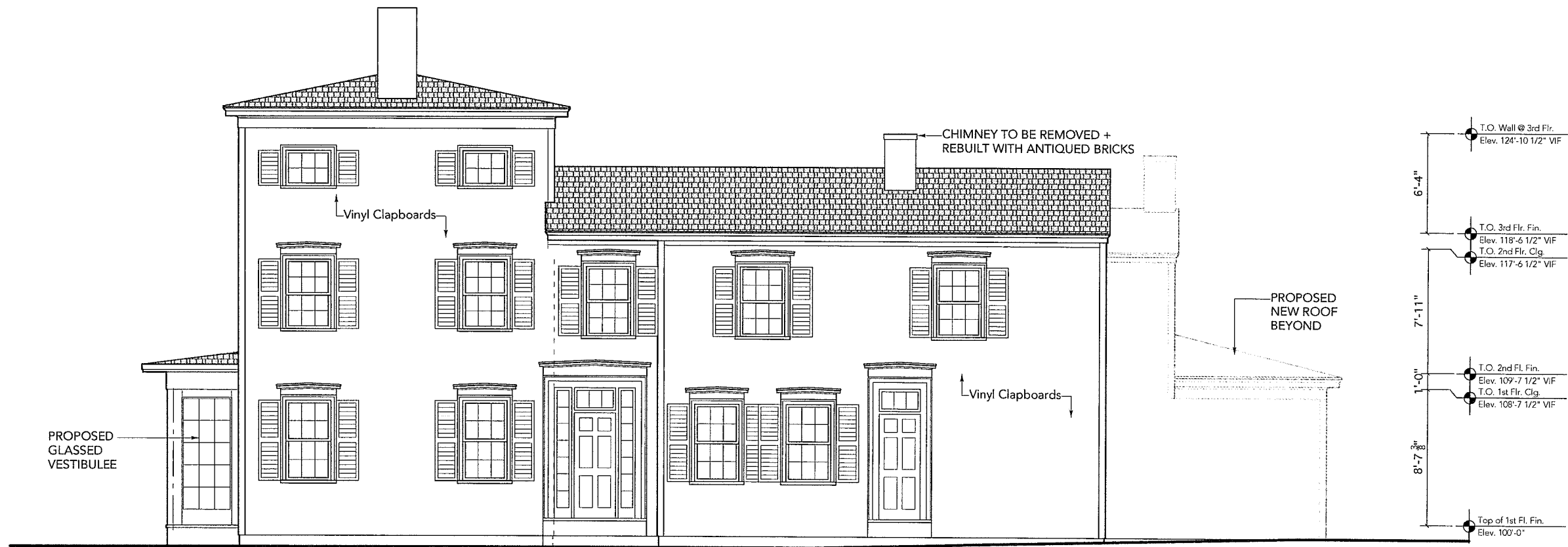
A04

EXISTING



1 EXISTING Exterior Elevation - Side  
SCALE: 1/8" = 1'-0"

PROPOSED



2 PROPOSED Exterior Elevation - Side  
SCALE: 1/8" = 1'-0"

project:  
**16-18 FRUIT ST  
RESIDENCES**

Newburyport, MA  
01950

architect:

**GRAF  
ARCHITECTS**

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title:  
**Existing + Proposed  
Exterior Elevations**

SCALE: 1/8" = 1'-0"  
14 february 2019

**A05**