

**Newburyport Historical Commission
Demolition Permit Application**

4/12/18 KWS Date of Receipt Historical Commission

Date: 12 APRIL 2018

Property Address: 339 HIGH STREET

Applicant Name: Erik Kaminski

Address:

Phone: 508.208.3732

Email (optional): erik@kaminski-construction.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: c. 1800

Area (sq.ft): 3,086

Architectural Style: Federal

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*).

The client would like to raise the existing structure to optimize the use of the second floor by aligning the new finished floor with the floor of the original home. In so doing, the character and appearance of the existing, historic home will be preserved. Additionally the rear of the home will be widened.

FULLY DESCRIBE ALTERNATIVES TO DEMOLITION THAT HAVE BEEN CONSIDERED:

Other approached that would yield the desired optimization of the second floor layout and use would be more invasive, resulting in more extensive demolition and loss of the historic structure.

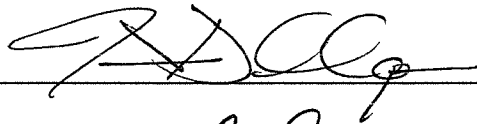
REQUIRED SUPPORTING DOCUMENTS:


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* NHC 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.

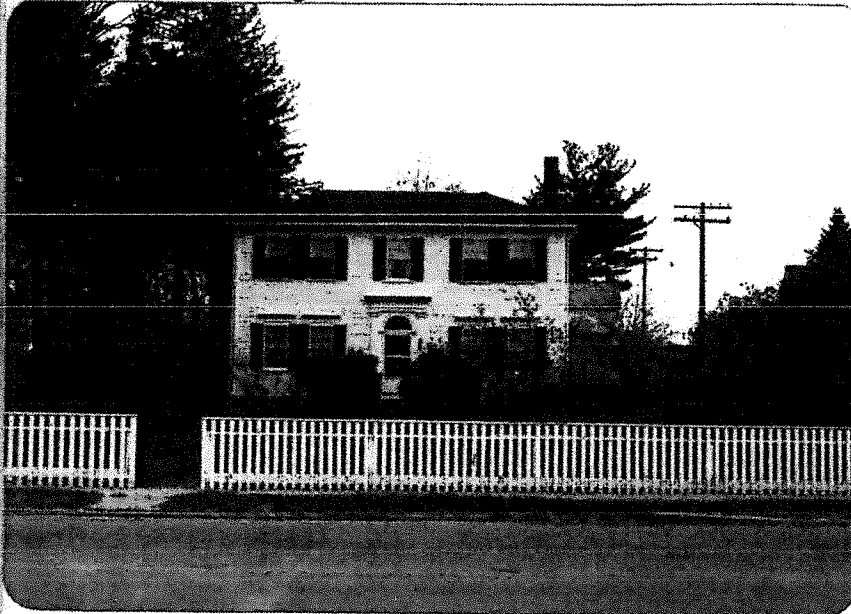
Signature of Applicant  Date 12 APR. 18

Signature of Property Owner (Required)  Date 4/12/18

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

Area A	Form no. 58
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Newburyport

Address 339 High Street

Original Name

Original Residence

Present Residence

Ownership: ☒ Private individual
Private organization

Public

Original owner Unknown

DESCRIPTION:

Date c. 1800

Source

Style Federal

Architect Unknown

Exterior wall fabric Clapboards

Outbuildings Garage

Major alterations (with dates)

Moved Date

Approx. acreage 15,370 sq. ft.

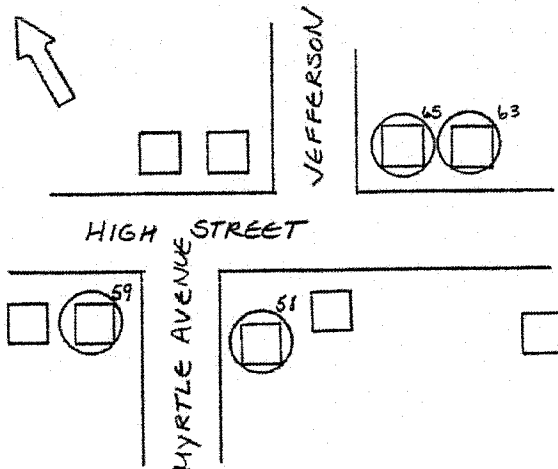
Setting on Newburyport's main

thoroughfare noted for its excellent

examples of domestic architecture

dating from the Colonial period through the early 20th century.

location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



Recorded by Mary Jane Stirgwalt

Organization Office of Community Development

Date 8-17-80

(Staple additional sheets here)

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

This home is less pretentious than many of the three story Federal mansions along High Street. It is noteworthy, nonetheless, for its excellent proportions and architectural details. The fact that the house is two stories rather than three is unusual. The house does have the hipped roof typical of the Federal style, however. The dentil cornice and classically inspired window lintels are fine features. The doorway flanked by fluted pilasters and surmounted by semi-circular fanlight and entablature containing dentils is a lovely composition.

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

The original owner and builder of this house have not been documented. The house was probably built in the early years of the nineteenth century.

In 1872 the house was owned by William Hopkinson. In 1886 Hopkinson was the president of the monument association that was organized to put a monument to the soldiers that fought in the Civil War. The movement was designed by Mrs. Alice Ruggles Kitson. The statue of a soldier returning from the war was presented to the city on July 4, 1902, by Walter B. Hopkinson. The statue stands to this day on Atkinson Common.

BIBLIOGRAPHY and/or REFERENCES

1871 City Directory
Assessor's Records 1890-1980
1884 Atlas
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
J. J. Currier, History of Newburyport 1764-1905, vols. I and II.
reprint, Newburyport 1977.

CITY OF NEWBURYPORT, MA
ZONING REVIEW/BUILDING PERMIT DENIAL

APR# 2018-016

Name: ERIK KAMINSKI ERIK@KAMINSKI-CONSTRUCTION.COM

Address: 339 HIGH STREET. Zoning District(s): _____

Request: UPWARD EXTENSION OF WALLS WITHIN NON CONF. SETBACK
IN-LAW APARTMENT IN EXISTING BARN ABOVE GARAGE.

☒ **ZONING BOARD REVIEW REQUIRED**

Variance

☒ Use Regulations (V) IN-LAW IN BARN

☐ Dimensional Controls (VI)

___ Lot Area ___ Open Space ___ Front Yard
___ Lot Frontage ___ Height ___ Side Yard
___ Lot Coverage ___ Lot Width ___ Rear Yard

☐ Parking (VII)

☐ PIOD (XXI)

___ FAR
___ 2 story limit
___ # of bedrooms

Sign Variance

☐ Signs (VIII)

___ Type ___ Size
___ Lighting ___ Location

Special Permit

☐ Special Permit for Use (V.D) Use #: _____

☐ Spacing (VI.D)

☒ In-Law Apartment (XIIA)

☐ Bonus for Multifamily Developments (XVI)

☐ Personal Wireless Communication Services (XX)

☐ Demolition Control Overlay District (XXVIII)*

☐ Wind Energy Conversion Facilities (XXVI)

☐ Other _____

Special Permit for Non-Conformities

☒ Extension or Alteration (IX.B.2)

___ Parking ___ Rear Yard
☒ Upward Extension ___ Lot Coverage
___ Open Space ___ Side Yard
___ Height ___ Lot Frontage
___ Lot Area ___ Front Yard

☒ IN-LAW UNIT
Over 500 sf. increase (IX.B.3.c)

☐ Plum Island Overlay District (XXI-G-3)

___ FAR ___ Height Increase
___ Lot Coverage ___ Setbacks
___ Open Space

☐ **PLANNING BOARD REVIEW REQUIRED**

Special Permit

☐ Table of Permitted Uses (V-D)

☐ Marijuana Overlay District (V-G)

☐ One residential structure per lot (VI.C)

☐ Open Space Residential Development (XIV)

☐ Water Resource Protection District (XIX)

☐ Federal Street Overlay District (XXII)

☐ Courts and Lanes (XXIII)

☐ Waterfront West Overlay District (XXIV)

☐ Towle Complex Redev. Overlay District (XXV)

☐ Downtown Overlay District (XXVII)*

☐ Other _____

Special Permit for Non-Conformities

☐ Extension or Alteration (IX.B.2)

___ Parking ___ Rear Yard
___ Upward Extension ___ Lot Coverage
___ Open Space ___ Side Yard
___ Height ___ Lot Frontage
___ Lot Area ___ Front Yard

☐ Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

☐ Major

☐ Minor

Smart Growth District (XXIX)

☐ Plan Approval

*BARN EXEMPT
AS < 25% NOT
CONSID. DEMO)*

☒ **HISTORICAL COMMISSION REVIEW REQUIRED**

☒ Demo. Delay ☐ *Advisory Review

ROOFLINE CHANGE - ADDING ABOVE EXIST REAR WING

☐ **CONSERVATION COMMISSION REVIEW REQUIRED**

☐ **CITY COUNCIL REVIEW REQUIRED (X.H.9)**

[Signature]
Newburyport Zoning Administrator

3/6/18
Date

VISION



ATTENTION: THIS DRAWING DOES NOT SHOW THE COMPLETE WORK NECESSARY FOR ANY SINGLE SUBCONTRACTOR. A FULL REVIEW OF EVERY DRAWING SHEET IS REQUIRED.






EXISTING - FRONT ELEVATION
Scale: 1/4" = 1'-0"



EXISTING - LEFT ELEVATION
Scale: 1/4" = 1'-0"

ATTENTION: THIS DRAWING DOES NOT SHOW THE COMPLETE WORK NECESSARY FOR ANY SINGLE SUBCONTRACTOR. A FULL REVIEW OF EVERY DRAWING SHEET IS REQUIRED.

CUMMINGS
ARCHITECTS



57 S. Main St. Ipswich, MA • www.cummingsarchitects.com • 978-356-5026

Kaminski Residence

Additions/Renovations

339 High Street, Newburyport

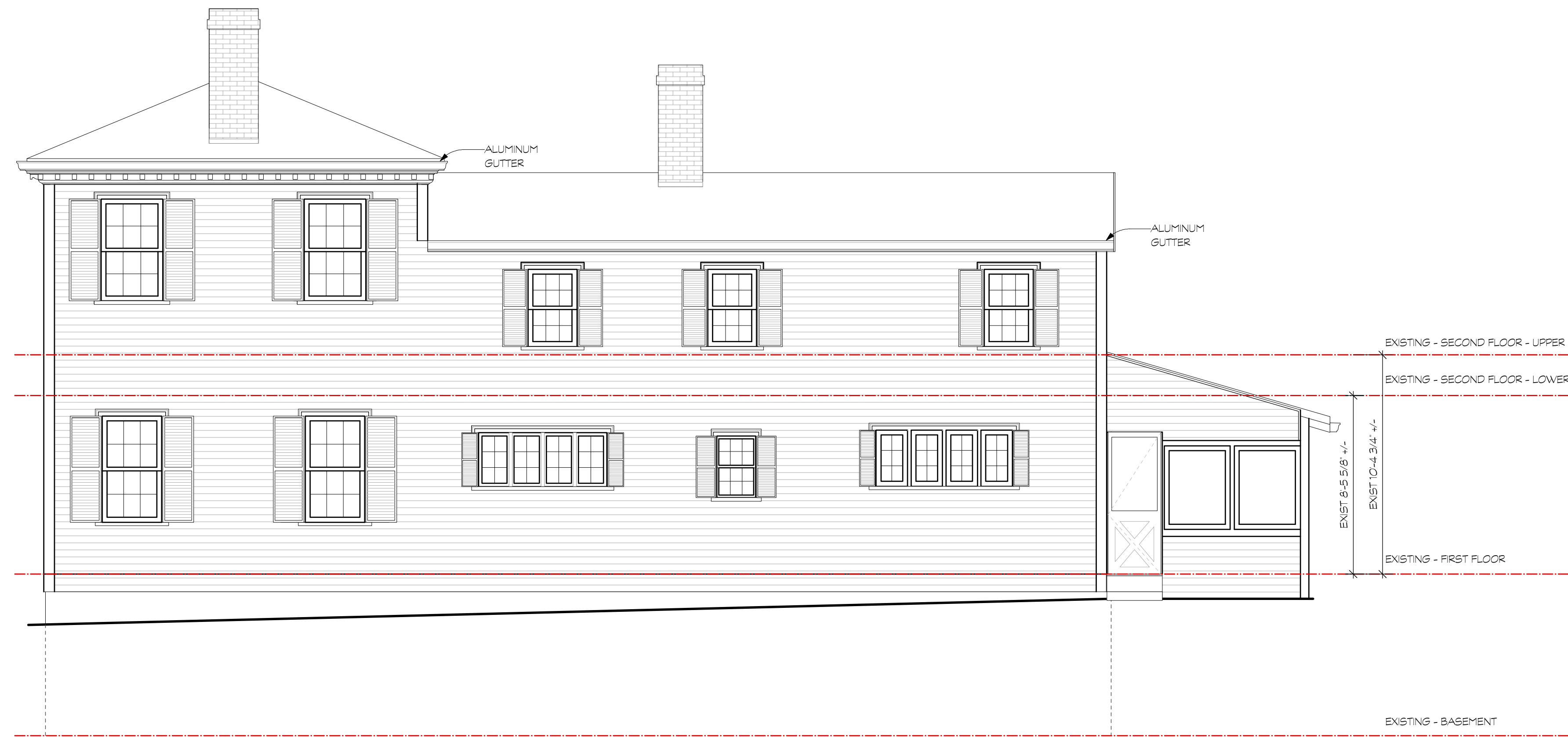
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2-28-18	SCHEMATIC	NORMAN
3-2-18	SCHEMATIC	NORMAN
3-7-18	SCHEMATIC	NORMAN
4-11-18	HISTORIC FLNG	NORMAN

Ownership of Design

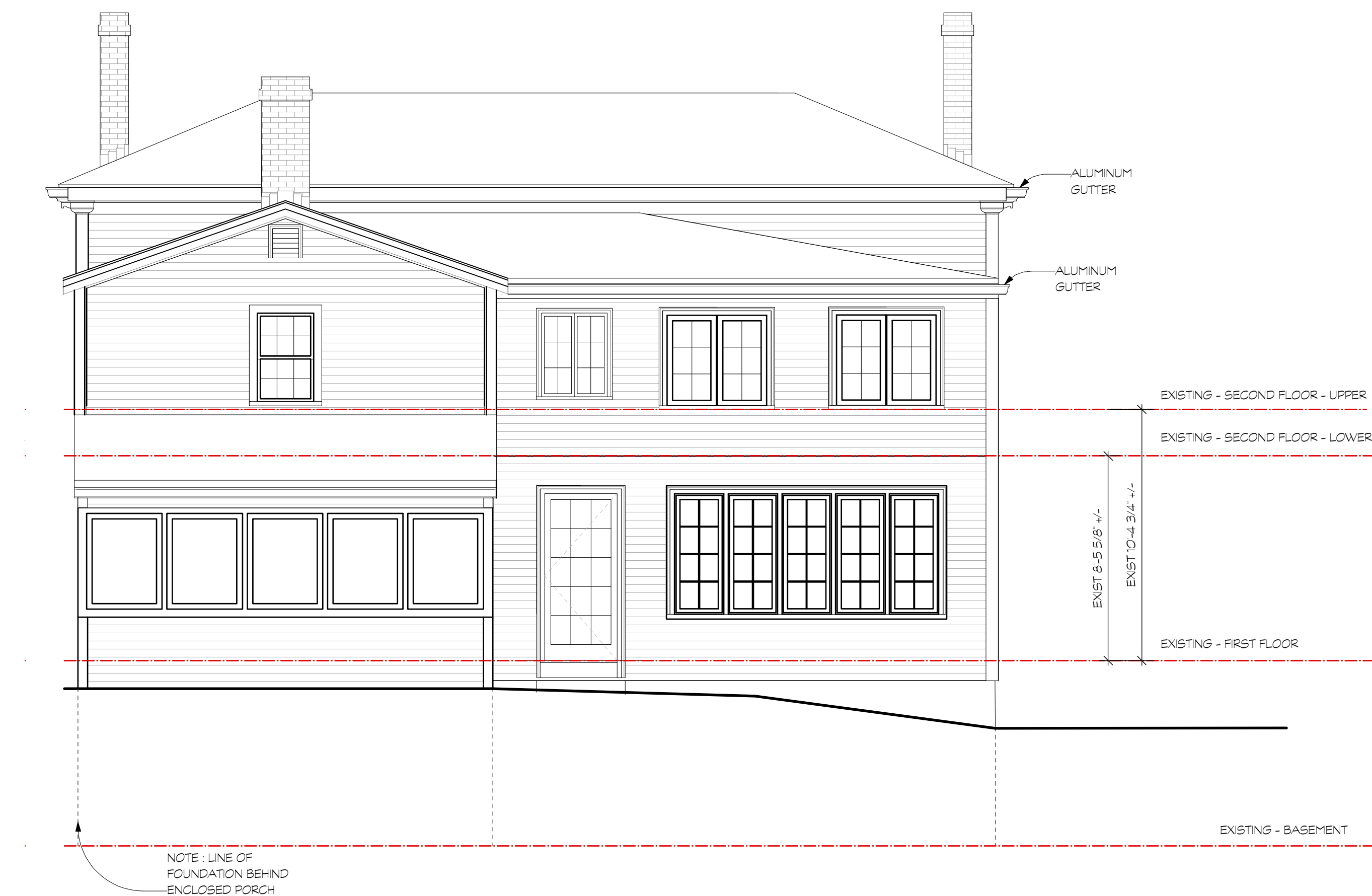
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H-A1



EXISTING - RIGHT ELEVATION
Scale: 1/4" = 1'-0"



EXISTING - REAR ELEVATION
Scale: 1/4" = 1'-0"



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2-28-18	SCHEMATIC	NORMAN
2-28-18	SCHEMATIC	NORMAN
3-2-18	SCHEMATIC	NORMAN
3-7-18	SCHEMATIC	NORMAN
4-11-18	HISTORIC FLING	NORMAN

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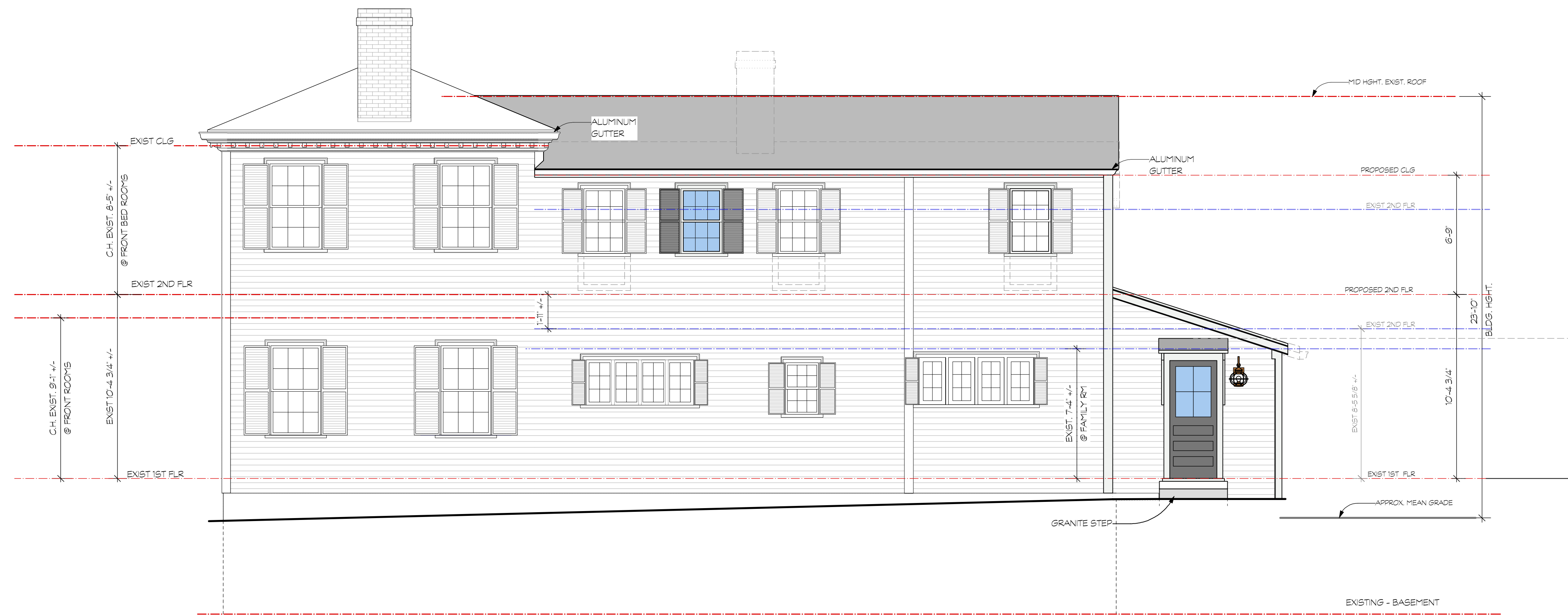
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FRONT ELEVATION
(NO CHANGE) Scale: 1/4" = 1'-0"



PROPOSED - LEFT ELEVATION
Scale: 1/4" = 1'-0"



PROPOSED - RIGHT ELEVATION

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



PROPOSED - REAR ELEVATION

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



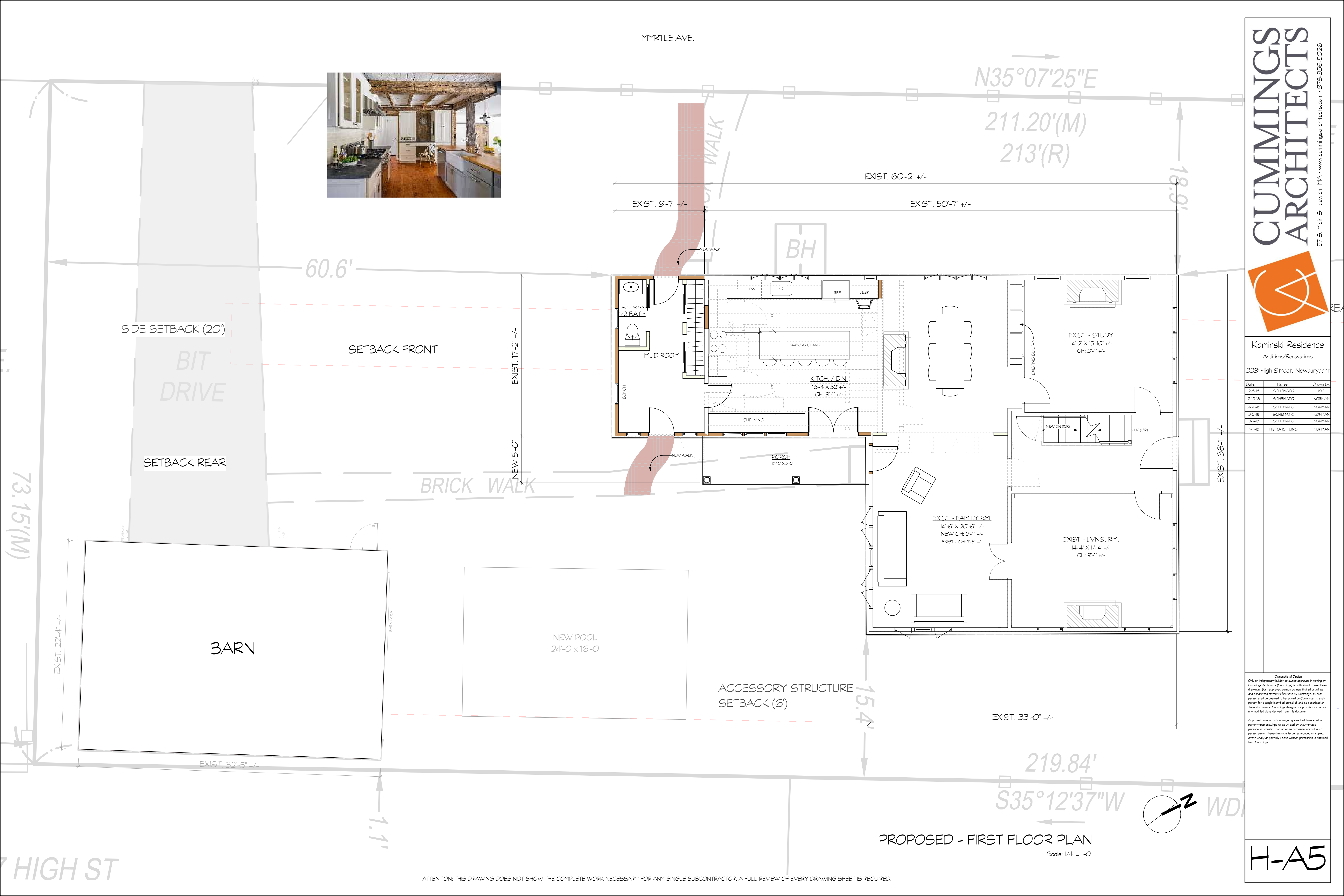
Kaminski Residence
Additions/Renovations

339 High Street, Newburyport

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Kaminski Residence

Additions/Renovations

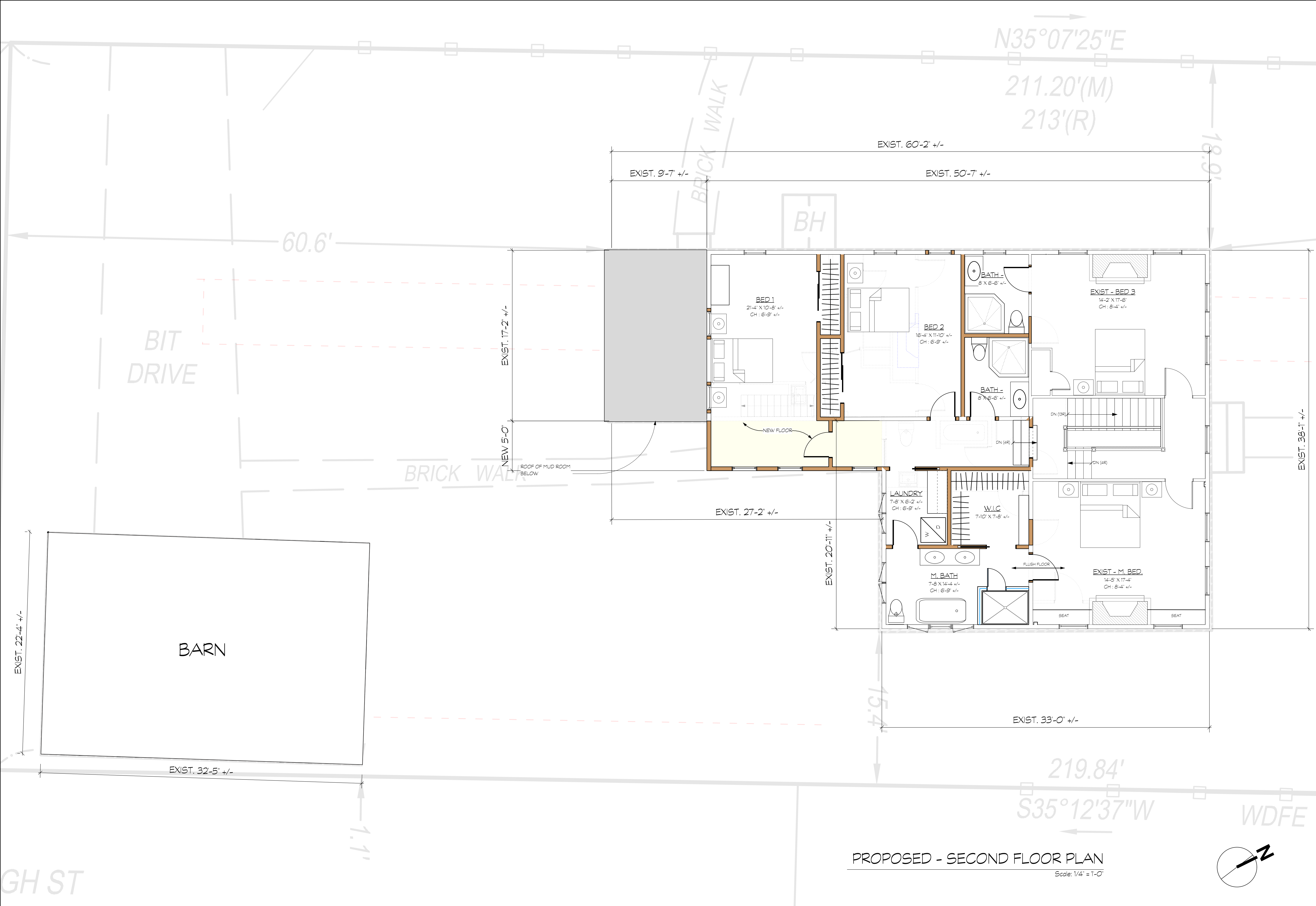
339 High Street, Newburyport

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3-19-18	SCHEMATIC	NORMAN
2-28-18	SCHEMATIC	NORMAN
3-2-18	SCHEMATIC	NORMAN
3-7-18	SCHEMATIC	NORMAN
4-11-18	HISTORIC FILING	NORMAN

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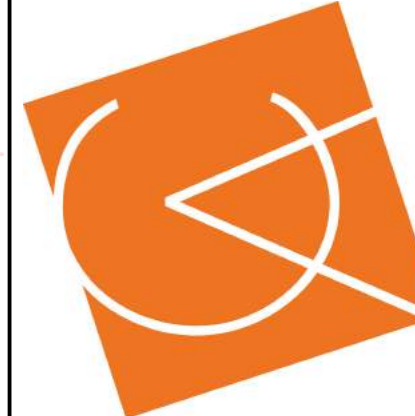
H-A5



PROPOSED - SECOND FLOOR PLAN

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

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Additions/Renovations

339 High Street, Newburyport

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Kaminski Residence
Additions/Renovations

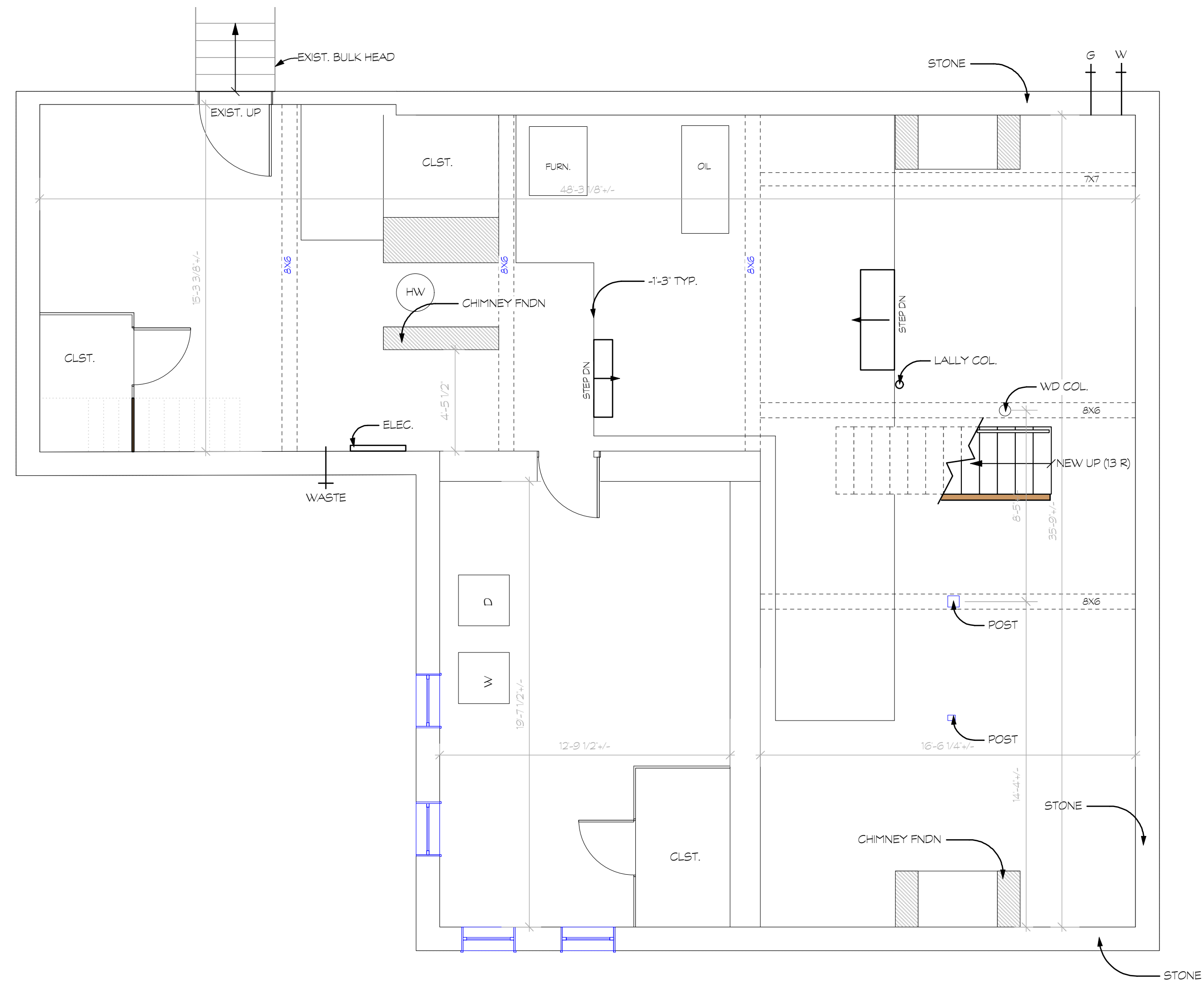
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H-A7



PROPOSED BASEMENT
Scale: 1/4" = 1'-0"

