

**Newburyport Historical Commission  
DEMOLITION PERMIT APPLICATION**

Property Address: 368 High St Newburyport MA 01950

Applicant: Kevin Fruh

Address: 368 High St Newburyport MA 01950

Phone: 978 500 7409 Email: Kevinfruh@gmail.com

Owner (if different) Kevin Fruh

Year built: 1890 Area (sq. ft.): 2521

Architectural style: Colonial

- The structure 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

- Structure type:
- Residential:  Single Family  Two-Family  Multi-Family
- Outbuilding:  Specify: n/a
- Commercial:  Specify: n/a
- Institutional:  Specify: n/a

- A District Data Sheet is:  attached  not available for this structure
- A Form B survey is:  attached  not available for this structure

- Demolition type:
- Full Building Demolition
  - Partial Building Demolition
  - Roof Line Change

Description of the building or structure (or part thereof) to be demolished:  
"15x8 'Back Hall' or First Gen man cave"

**Newburyport Historical Commission  
DEMOLITION PLAN REVIEW APPLICATION**

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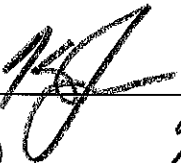
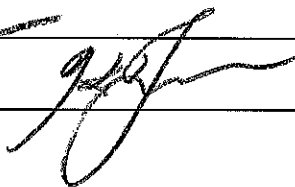
Describe reasons for demolition:

Pre for new more useful addition

Describe alternatives to demolition that have been considered:

NONE

Please attach additional pages if necessary.

Applicant's Signature  Date 7/20/20  
Owner's Signature (if different)  Date 7/22/20

CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2020-056

Name: Kevin Fruh

Address: 368 High Street

Zoning District(s): R2/DCOD

Request: proposal to demolish rear single story portion of existing structure that is assumed greater than 75 years old as shown on 1924 maps. Wall demolition appears to be <25% but should be illustrated prior to application for HC Demo review. No addition currently proposed.

**ZONING BOARD REVIEW REQUIRED**

Variance

- Dimensional Controls (VI)
  - Lot Area
  - Lot Frontage
  - Lot Coverage
  - Parking (VII)
  - Modification
- Open Space
- Height
- Lot Width

Sign Variance

- Signs (VIII)
  - Type
  - Lighting
- Size
- Location

Other

Special Permit

- Table of Use Regulations (V.D) #: \_\_\_\_\_
- 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
  - Upward Extension
  - Open Space
  - Height
  - Lot Area
  - Use
- Rear Yard
- Lot Coverage
- Side Yard
- Lot Frontage
- Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
  - FAR
  - Lot Coverage
- Height
- Setbacks
- Open Space

**PLANNING BOARD REVIEW REQUIRED**

Special Permit

- Table of Use Regulations (V-D) # \_\_\_\_\_
- 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
  - Upward Extension
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- Rear Yard
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- Side Yard
- Lot Frontage
- Front Yard
- Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

- Plan Approval

**HISTORICAL COMMISSION REVIEW REQUIRED**

- Demo. Delay
- \*Advisory Review

**CONSERVATION COMMISSION REVIEW REQUIRED**

The name typed below represents the intent to sign the foregoing document:

Jennifer Blanchet

7/22/2020

Newburyport Zoning Administrator

Date

# 368 HIGH ST

**Location** 368 HIGH ST

**MBLU** 68/ 93/ / /

**Owner** FRUH KEVIN & ALISON M T/E

**Assessment** \$700,400

**PID** 4478

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$387,200	\$313,200	\$700,400

## Owner of Record

**Owner** FRUH KEVIN & ALISON M T/E

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 368 HIGH ST

**Book & Page** 37832/0239

NEWBURYPORT, MA 01950

**Sale Date** 09/11/2019

**Instrument** 1F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FRUH KEVIN & ALISON M T/E	\$0		37832/0239	1F	09/11/2019
FRUH KEVIN & ALISON M TRS	\$0		37356/0288	1F	02/28/2019
FRUH KEVIN & ALISON T/E	\$730,000		36902/0416	00	07/31/2018
DONAHUE FRANCES E	\$0		5239/ 568		01/19/1965

## Building Information

### Building 1 : Section 1

**Year Built:** 1890

**Living Area:** 2,521

Building Attributes	
Field	Description
Style	Old Style Colonial
Model	Residential
Stories:	2 Stories

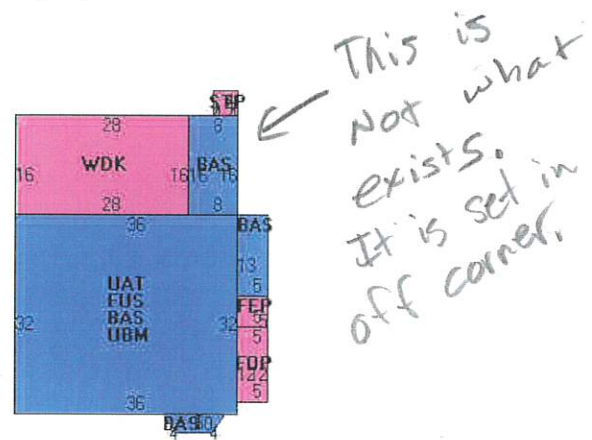
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Old Style

### Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos/\01\01\15\51.jpg>)

### Building Layout



([http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/4478\\_4](http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/4478_4))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,369	1,369	
FUS	Upper Story, Finished	1,152	1,152	
FEP	Porch, Enclosed	25	0	
FOP	Porch, Open	60	0	
STP	Stoop	16	0	
UAT	Attic	1,152	0	
UBM	Basement, Unfinished	1,152	0	
WDK	Deck, Wood	448	0	
		5,374	2,521	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

FPL3	FIREPLACE 2 ST	1 UNITS	\$2,200	1
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**Land**

**Land Use**

**Use Code** 1010  
**Description** SINGLE FAM

**Land Line Valuation**

**Size (Acres)** 0.61  
**Depth** 0  
**Assessed Value** \$313,200

**Outbuildings**

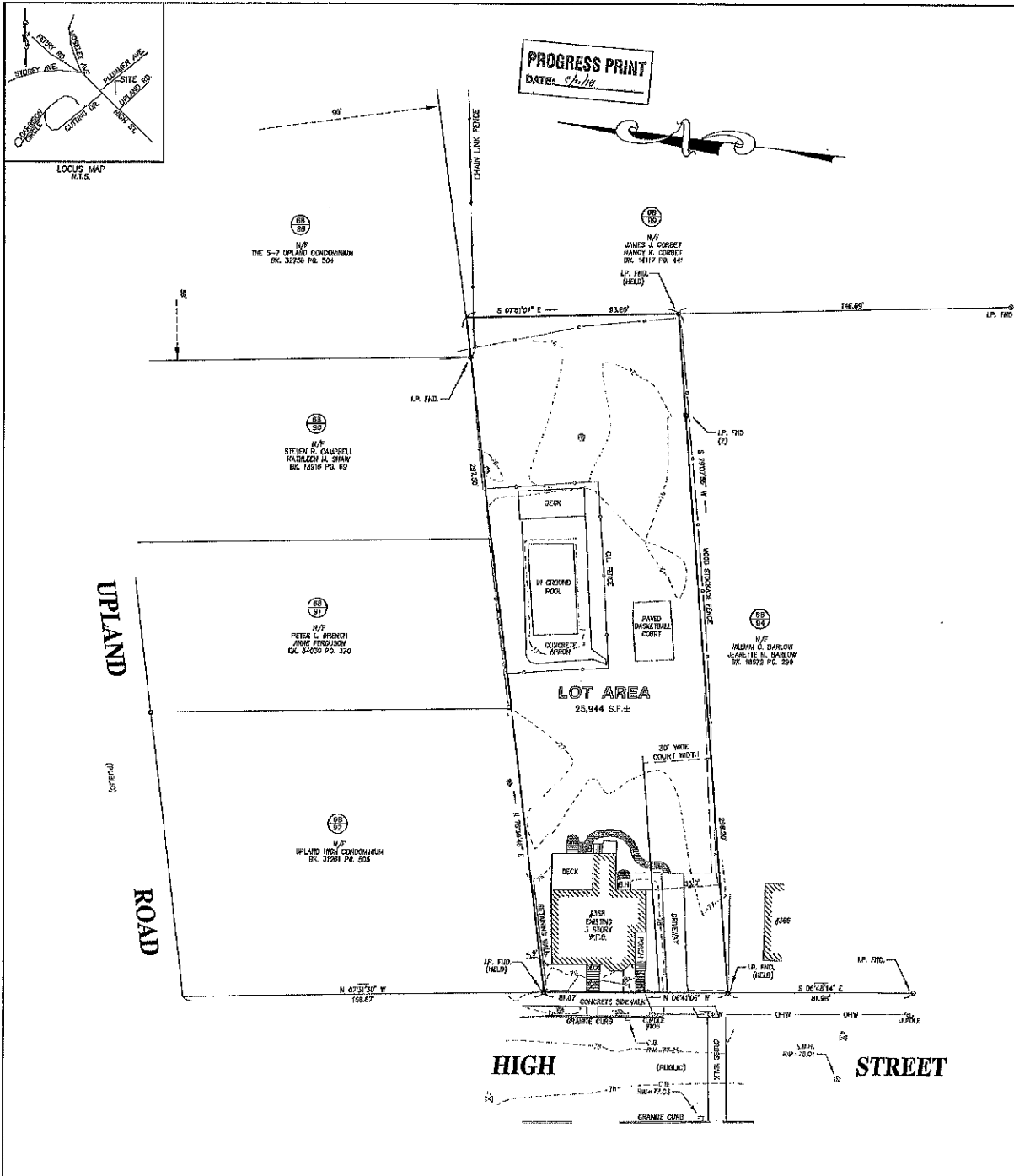
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	POOL-INGR VN/P			800 S.F.	\$12,800	1
PAT1	PATIO-AVG			364 S.F.	\$1,600	1
WDK	WOOD DECK			348 S.F.	\$3,300	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$431,200	\$313,200	\$744,400

NEWBURYPORT  
DISTRICT DATA SHEET

Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
/ 348 #60	68-126	Hale-Kinsman House	1800	Federalist	C
✓ 350 #62	68-125	Josiah Little House	ca 1780	late Georgian	C
✓ 354-356 #63	68-124	Orlando Merrill House & Stable	1791	central-chimney timber frame	C
360 #65	68-123	Little-Potter House & Barn	ca 1790	late Georgian	C
364	68-96		ca 1875	sidehall Italianate	C
✓ 366 #65	68-94 68-95		ca 1775	timber frame vernacular	C
368	68-93		ca 1860-1870	Italianate	C
372	68-92		ca 1860	Greek Revival/ Italianate	C
376	68-74		ca 1800; ca 1850	Federalist; Italianate	C
384	68-73		ca 1920	Arts & Crafts/ Colonial Revival	C
✓ 386 #66	69-89		ca 1775-1800	end chimney gambrel	C
390	69-28	Atkinson Common	donated 1873 laid out 1893-1896		C



**PROGRESS PRINT**  
DATE: 5/6/18

**PROGRESS PRINT**  
DATE: 7/2/18

- LEGEND**
- C.B. CONCRETE BOUND
  - S.D. STONE BOUND
  - B.M. BENCH MARK
  - PK. MASONRY PILE
  - I.P. IRON PIPE
  - J. ROD IRON ROD
  - F.O. FOUND
  - EM. ELECTRIC METER
  - GM. GAS METER
  - LP. DOMESTIC UTILITY POLE
  - U.POLE
  - DRAINAGE
  - WATER
  - SEWER
  - GAS
  - OHW. OVERHEAD WIRE
  - CS. CATCH BASIN
  - DM. DRAIN MANHOLE
  - SM. SEWER MANHOLE
  - H. HYDRANT
  - G.V. GAS VALVE
  - G.S.O. GAS SHUT OFF
  - W.S.O. WATER SHUT OFF
  - W.V. WATER VALVE
  - N/P. NOW OR FORMERLY
  - A.S.S. ASSESSORS MAP PARCELS

**ZONING TABLE**  
ADDRESS -- ASSESSORS MAP #8 LOT 93  
ZONING DISTRICT R-2

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	25,944 SF	**
LOT FRONTAGE	80 FT	81.07 FT	**
FRONT SETBACK	25 FT	0.5 FT	**
SIDE SETBACK	10 FT	4.9 FT, 33.0 FT	**
REAR SETBACK	25 FT	236.0 FT	**
LOT COVERAGE	25%	8.03%	**
OPEN SPACE	40%	**	**
BLDG HEIGHT	35 FT	**	**

**NOTES:**

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO DISCOVER ANY APPARENT, VISIBLE USES OF THE LAND. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

RECORDED UTILITY INFORMATION HAS NOT BEEN OBTAINED FROM LOCAL, MOBILE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY. SUDAN, OWNERS OF ADJACENT PROPERTIES ARE ACCORDING TO CURRENT TOWN OF NEWBURYPORT ASSESSORS RECORDS.

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND MAY 17, 2018, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

<p><b>GRAPHIC SCALE</b></p>	<p>PREPARED FOR</p> <p><b>BERNARD CHRISTOPHER</b> 203 LOW STREET - SUITE 2 NEWBURYPORT, MA 01950</p>	<p><b>PLAN OF LAND</b> IN NEWBURYPORT, MA</p> <p>SHOWING <b>EXISTING CONDITIONS</b> AT 368 HIGH STREET</p>	<p style="text-align: right;">PROFESSIONAL LAND SURVEYOR    DATE</p> <p><b>MCI</b> <b>MILLENNIUM ENGINEERING, INC.</b> ENGINEERING AND LAND SURVEYING 82 ELIN ST. SALESBURY, MA 01852 (978) 485-8989 13 WASHINGTON RD. EXETER, NH 03833 (603) 776-8928</p> <p>SCALE: 1"=20' DATE: MAY 21, 2018    CALC. BY: P.D.B.    PROJECT: A183334 CHKD. BY: J.S.H.</p>
			<p><b>SITE PLAN</b></p> <p>SHEET: 1 OF 1</p>





From High St  
From Right



From Upland  
Zoomed In





From Upland  
No Zoom



From High  
From Left  
No Zoom



From High  
From Left  
Zoomed In











