

**Newburyport Historical Commission  
Demolition Permit Application**

Date of Receipt  
Historical Commission

**Date:** March 24, 2018

**Property Address:** 43 Fair Street

**Applicant Name:** Claudia and Vahid Karimi c/o Scott M. Brown, Architect

**Address:** 29 Water Street: Suite 209 Newburyport, MA 01950

**Phone:** 978.465.3535 **Email (optional):** scott@scottbrownarchitects.com

**Owner Name and Address (if different):** Claudia and Vahid Karimi 7 44th Street Newbury, MA 01951

**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:** 1730

**Area (sq.ft):** ±2042

**Architectural Style:** 'First Period' Colonial

**Demolition Type**

|                              |   |  |
|------------------------------|---|--|
| Full Building Demolition?    | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Partial Building Demolition? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Roof Line Change?            | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |

**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*).

SEE ATTACHED ADDENDUM

**FULLY DESCRIBE ALTERNATIVES TO DEMOLITION THAT HAVE BEEN CONSIDERED:**

SEE ATTACHED ADDENDUM

**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 **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. The Newburyport Historical Commission meets the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month. You will be notified when your application will be placed on the Commission's agenda for full discussion.

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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.

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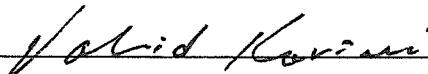
Signature of Applicant \_\_\_\_\_



Date 3.21.18

Signature of

Property Owner (Required) \_\_\_\_\_



Date 3.21.18

## **Demolition Permit Application for 43 Fair St.: Addendum**

### **Fully describe reason(s) for demolition:**

The applicant requests the removal of an existing rear entry porch and roof located in the north-west corner of the property. A new location for the rear entrance is being proposed which is consistent with a new first floor plan layout, and the existing entry porch/roof are no longer needed. The porch appendage is not original to the first period section of the house, and would be an aesthetic improvement if removed.

The applicant also requests a roofline change to a small section of the roof in the south-east corner of the structure. We are proposing to add a small gable roof in the location where a low-slope roof currently exists. The addition of this roof is critical in order to improve a section of the house which currently has an inadequate second floor ceiling height of approximately 6'-2". We view the addition of this roof as a 'de minimis' request that has virtually no impact on the historic nature, architecture, or massing of the house.

### **Fully describe alternatives to demolition that have been considered:**

Alternate plan layouts have been considered which make use of the existing porch and roof, but they have been found to be unworkable or less than ideal in terms of what the applicants are hoping to accomplish with this project.

No alternatives have been considered for the roof line change, the 6'-2" ceiling height in what is currently and what will remain to be a Master Bathroom is considered to be unworkable, and the roof line change is necessary in order to remedy the situation.

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*Vision ID: 562*

*Bldg Name:*

*State Use:* 1010

Account #

*Bldg #:* 1 of 1    *Sec #:* 1 of 1    *Card* 1 of 1

**Print Date: 01/11/2017 14:42**

| CONSTRUCTION DETAIL |     |     |                | CONSTRUCTION DETAIL (CONTINUED) |             |         |             |
|---------------------|-----|-----|----------------|---------------------------------|-------------|---------|-------------|
| Element             | Cd. | Ch. | Description    | Element                         | Cd.         | Ch.     | Description |
| Style               | 06  |     | Conventional   |                                 |             |         |             |
| Model               | 01  |     | Residential    |                                 |             |         |             |
| Grade               | 03  |     | Average        |                                 |             |         |             |
| Stories             | 2   |     | 2 Stories      | Kitchen Grd                     |             |         |             |
| Occupancy           | 1   |     |                | MIXED USE                       |             |         |             |
| Exterior Wall 1     | 11  |     | Clapboard      | Code                            | Description |         | Percentage  |
| Exterior Wall 2     |     |     |                | 1010                            | SINGLE FAM  |         | 100         |
| Roof Structure      | 03  |     | Gable/Hip      |                                 |             |         |             |
| Roof Cover          | 03  |     | Asph/F Gls/Cmp |                                 |             |         |             |
| Interior Wall 1     | 03  |     | Plastered      |                                 |             |         |             |
| Interior Wall 2     | 05  |     | Drywall/Sheet  | COST/MARKET VALUATION           |             |         |             |
| Interior Flr 1      | 09  |     | Pine/Soft Wood | Adj. Base Rate:                 |             | 164.47  |             |
| Interior Flr 2      |     |     |                | Replace Cost                    |             | 360,520 |             |
| Heat Fuel           | 02  |     | Oil            | AYB                             |             | 1730    |             |
| Heat Type           | 05  |     | Hot Water      | EYB                             |             | 1992    |             |
| AC Type             | 01  |     | None           | Dep Code                        |             | G       |             |
| Total Bedrooms      | 03  |     | 3 Bedrooms     | Remodel Rating                  |             |         |             |
| Total Bthrms        | 3   |     |                | Year Remodeled                  |             |         |             |
| Total Half Baths    | 0   |     |                | Dep %                           |             | 24      |             |
| Total Xtra Fixtrs   |     |     |                | Functional Obslnc               |             | 0       |             |
| Total Rooms         | 6   |     |                | External Obslnc                 |             | 0       |             |
| Bath Style          | 01  |     | Old Style      | Cost Trend Factor               |             | 1       |             |
| Kitchen Style       | 02  |     | Average        | Condition                       |             |         |             |
|                     |     |     |                | % Complete                      |             |         |             |
|                     |     |     |                | Overall % Cond                  |             | 76      |             |
|                     |     |     |                | Apprais Val                     |             | 274,000 |             |
|                     |     |     |                | 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 Description | L/B | Units | Unit Price | Yr   | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| FGRI   | GARAGE-AVE  |     |                 | L   | 528   | 28.00      | 1996 |     | 0     |     | 75   | 11,100    |
| FPL3   | FIREPLACE 2 |     |                 | B   | 1     | 4,400.00   | 1992 |     | 1     |     | 100  | 3,300     |

| BUILDING SUB-AREA SUMMARY SECTION |                       |             |            |           |           |                 |
|-----------------------------------|-----------------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description           | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BAS                               | First Floor           | 977         | 977        | 977       | 164.47    | 160,688         |
| FOP                               | Porch, Open           | 0           | 44         | 9         | 33.64     | 1,480           |
| FSP                               | Porch, Screened       | 0           | 84         | 21        | 41.12     | 3,454           |
| FUS                               | Upper Story, Finished | 977         | 977        | 977       | 164.47    | 160,688         |
| PTO                               | Patio                 | 0           | 66         | 7         | 17.44     | 1,151           |
| UAT                               | Attic                 | 0           | 672        | 67        | 16.40     | 11,020          |
| UBM                               | Basement, Unfinished  | 0           | 672        | 134       | 32.80     | 22,039          |
| Ttl. Gross Liv/Lease Area:        |                       | 1,954       | 3,492      | 2,192     |           | 360,520         |

FUS  
BAS

20

PTO

6

10

11

FOP

4

13

11

UAT  
FUS  
BAS  
UBM

25

15

7


FSP

12

7

24

28



**Vision ID: 562**

MAP ID: 15/77/11

Bldg Name:

State Use: 1010

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/11/2017 14:42

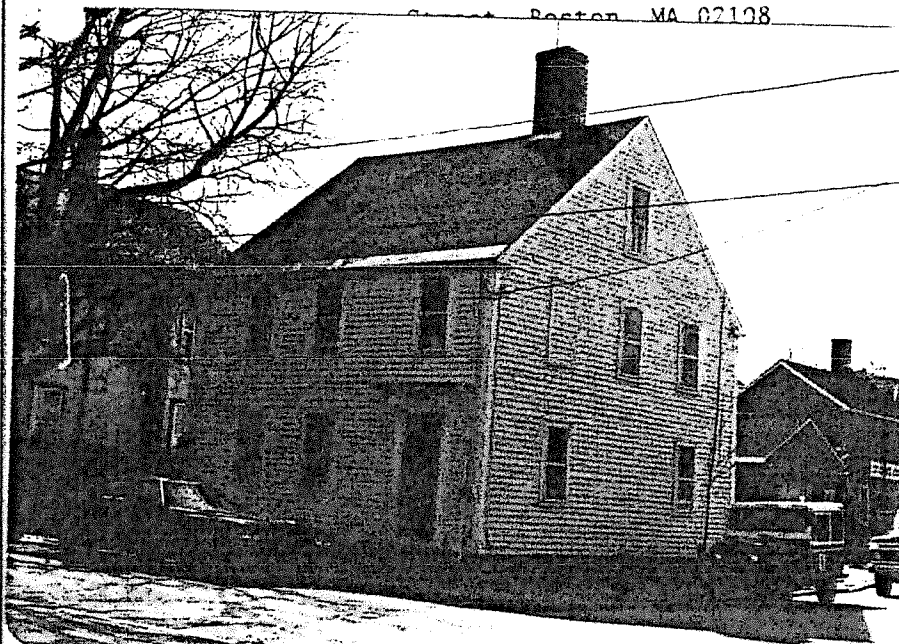
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  |                                  |  |   |  |                   |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|---|--|------------|--|-------------------|--|-------------|--|--------|--|-----------------------------|--|---------------------------------|--|------------|--|------------|--|------------------------------|--|----------------------------------|--|---|--|-------------------|--|---|--|--------------------------|--|-------------|--|-----------------|--|------------|--|-----------------|--|------------|--|---------|--|
| CURRENT OWNER   |  |            |  |                   |  |             |  |        |  | TOPO.                       |  | UTILITIES                       |  | STRT./ROAD |  | LOCATION   |  | CURRENT ASSESSMENT           |  |                                  |  |   |  |                   |  | 123<br>NEWBURYPORT, MA<br><br><b>VISION</b> |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| LAVOIE MICHAEL D & DEANNA L T<br>43 FAIR STREET REALTY TRUST<br>16 SMITHS ST<br><br>NEWBURYPORT, MA 01950<br>Additional Owners: |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  | Description                  |  | Code                             |  | Appraised Value   |  | Assessed Value    |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  | RESIDENTL                    |  | 1010                             |  | 277,300   |  | 277,300           |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  | RES LAND                     |  | 1010                             |  | 217,500   |  | 217,500           |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  | RESIDENTL                    |  | 1010                             |  | 11,100  |  | 11,100            |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  | SUPPLEMENTAL DATA           |  |                                 |  |            |  | Total      |  |                              |  |                                  |  | 505,900   |  | 505,900           |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| RECORD OF OWNERSHIP   |  |            |  |                   |  |             |  |        |  | BK-VOL/PAGE                 |  | SALE DATE                       |  | q/u        |  | v/i        |  | SALE PRICE                   |  | V.C.                             |  | PREVIOUS ASSESSMENTS (HISTORY)                                      |  |                   |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| LAVOIE MICHAEL D & DEANNA L TRS   |  |            |  |                   |  |             |  |        |  | 34700/0346                  |  | 02/05/2016                      |  | U          |  | I          |  | 1F                           |  | Yr. Code                         |  | Assessed Value  |  | Yr. Code          |  | Assessed Value                              |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| LAVOIE MICHAEL D  |  |            |  |                   |  |             |  |        |  | 33099/0064                  |  | 01/31/2014                      |  | Q          |  | I          |  | 610,000 00                   |  | 2017 1010                        |  | 277,300 2016 1010   |  | 284,600 2015 1010 |  | 262,300                                     |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| COURTNEY PETER & ELIZABETH M TRS  |  |            |  |                   |  |             |  |        |  | 15366/0218                  |  | 12/30/1998                      |  | U          |  | I          |  | 1F                           |  | 2017 1010                        |  | 217,500 2016 1010   |  | 198,100 2015 1010 |  | 198,100                                     |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| COURTNEY PETER  |  |            |  |                   |  |             |  |        |  | 13314/0073                  |  | 12/06/1995                      |  | Q          |  | I          |  | 142,000 00                   |  | 2017 1010                        |  | 11,100 2016 1010  |  | 11,100 2015 1010  |  | 11,100                                      |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| WELCH WILLIAM E-BEATRICE P  |  |            |  |                   |  |             |  |        |  | 3330/ 545                   |  |                                 |  |            |  | 0          |  |                              |  |                                  |  |   |  |                   |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  | Total:                      |  |                                 |  |            |  |            |  | 505,900                      |  | Total:                           |  | 493,800   |  | Total:            |  | 471,500                                     |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| 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      |  |                                 |  |            |  |            |  |                              |  |                                  |  |   |  |                   |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| NBHD/ SUB   |  | NBHD Name  |  | Street Index Name |  | Tracing     |  | Batch  |  |                             |  |                                 |  |            |  |            |  | APPRAISED VALUE SUMMARY      |  |                                  |  |   |  |                   |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| 6/A   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  | Appraised Bldg. Value (Card) |  |                                  |  |   |  |                   |  | 274,000                                     |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  | Appraised XF (B) Value (Bldg)    |  |   |  |                   |  |   |  | 3,300                    |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  | Appraised OB (L) Value (Bldg)    |  |   |  |                   |  |   |  | 11,100                   |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  | Appraised Land Value (Bldg)      |  |   |  |                   |  |   |  | 217,500                  |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  | Special Land Value               |  |   |  |                   |  |   |  | 0                        |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  | Total Appraised Parcel Value     |  |   |  |                   |  |   |  | 505,900                  |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  | Valuation Method:                |  |   |  |                   |  |   |  | C                        |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  | Adjustment:                      |  |   |  |                   |  |   |  | 0                        |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  | Net Total Appraised Parcel Value |  |   |  |                   |  |   |  | 505,900                  |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  | 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           |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| AR15-2/96   |  | 02/02/1996 |  | RS                |  | Residential |  | 21,000 |  | 08/07/1996                  |  | 100                             |  | 08/07/1996 |  | REPAIR     |  | 07/31/2013                   |  |                                  |  |   |  | SS                |  | FR  |  | Field Review as mandated |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| DP10-10/95  |  | 10/26/1995 |  | RS                |  | Residential |  | 2,150  |  |                             |  | 0                               |  |            |  | DEMO BARN  |  | 05/17/2007                   |  |                                  |  |   |  | CN                |  | 00  |  | Measur+Listed            |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  | 01/31/2007                   |  |                                  |  |   |  | PM                |  | 01  |  | Measur+1Visit            |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  | 01/31/2007                   |  |                                  |  |   |  | PM                |  | 02  |  | Measur+2Visits           |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  | 06/10/1998                   |  |                                  |  |   |  | GB                |  | 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   |  | 1010       |  | SINGLE FAM        |  | R3          |  |        |  |                             |  |                                 |  | 3,203 SF   |  | 59.04      |  | 1.1500                       |  | 6                                |  | 1.0000  |  | 1.00              |  |   |  | 0.00                     |  |             |  | Spec Use        |  | Spec Calc  |  | 1.00            |  | 67.90      |  | 217,500 |  |
|   |  |            |  |                   |  |             |  |        |  |                             |  |                                 |  |            |  |            |  |                              |  |                                  |  |   |  |                   |  |   |  |                          |  |             |  |                 |  |            |  |                 |  |            |  |         |  |
| Total Card Land Units:  |  |            |  |                   |  |             |  |        |  | 0.07 AC                     |  | Parcel Total Land Area: 0.07 AC |  |            |  |            |  |                              |  |                                  |  | Total Land Value:   |  |                   |  |   |  |                          |  | 217,500     |  |                 |  |            |  |                 |  |            |  |         |  |

FORM B - BUILDING

|      |          |
|------|----------|
| Area | Form no. |
|      | 378      |

MASSACHUSETTS HISTORICAL COMMISSION

City of Boston MA 02108



City Newburyport

Address 28 Temple St./43 Fair St.

Historic Name \_\_\_\_\_

Original Residence \_\_\_\_\_

Present Residence \_\_\_\_\_

Ownership: ☒ Private individual  
☐ Private organization \_\_\_\_\_

Public \_\_\_\_\_

Original owner Unknown

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

DESCRIPTION:

Date Early 19th century

Source \_\_\_\_\_

Style Vernacular Federal

Architect Unknown

Exterior wall fabric Clapboards

Outbuildings Barn

Major alterations (with dates) doorway altered (late 19th century)

Moved \_\_\_\_\_ Date \_\_\_\_\_

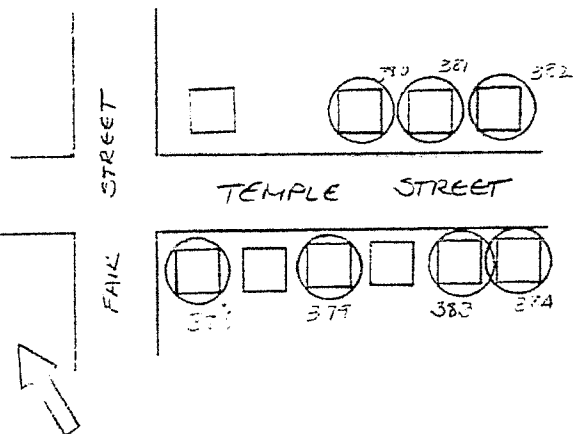
Approx. acreage 3,203 Sq. Ft.

Setting in residential area of 18th and 19th century houses adjacent to the central business district.

Recorded by Mary Jane Stiergolt

Organization Office of Community Development

Date 8-25-80



(Staple additional sheets here)

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

This house is a vernacular interpretation of the Federal style. The influence of the style is evident only in the lightness of the cornice moulding and cornerboards, the windows containing six over six lights. The doorway was altered late in the nineteenth century. Today it is ornamented only by two scroll brackets that flank the door and support a simple moulding similar to the cornice moulding above.

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

In 1851 this house was owned by Abraham Edwards. Edwards was listed in the city directories as a trader. Little else is known about Edwards. In 1884 his widow lived in this house and the property remained in the Edwards family until the 1930's.

BIBLIOGRAPHY and/or REFERENCES

Assessor's Records 1890-1980  
1851 Plan of Newburyport, Mass. H. McIntire  
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.  
1884 Atlas of Essex County, G. H. Walker Co. 1884  
1851, 1871, 1884 City Directories  
Vital Records, Newburyport City Hall.

SOURCE UNKNOWN

**The Tilton Courtney House** at 43 Fair Street in Newburyport was built in 1730, during the "First Period". It is an extremely rare and important piece of American architectural history, representing several different periods. The home's first owner, whose name is unknown, was a boat caulker. The second owner, boat builder Nathaniel Tilton, moved the house in 1768 from the waterfront to its present location for better farmland. This was the first house in this section of town, and it later survived the 1811 fire that claimed most of Newburyport's wooden buildings. Originally surrounded by farmland, it is now part of a cozy "in-town" neighborhood. It is two doors down from the Fruit Street Local Historic District, and one full block to the east of State Street, making for an easy walk to Newburyport's lovely downtown area. Situated on a corner, there is plenty of light coming into the home, as opposed to the darker "shoulder to shoulder" homes that dominate these neighborhoods. This charming property could be called a collector's gem. With the lower ceilings, a trait of this period, the upstairs floor plan includes a roomy and bright master bedroom with it's own bath, and two additional upstairs bedrooms which share a second bath; and on the first floor is a cozy federal fire placed kitchen with a small farmer's porch, a dining room, living room with a fireplace and French doors leading to a front door foyer and laundry alcove. Also on the main floor is a den, a small bath with shower stall, as well as stairs to a cellar that contains a separate bulkhead. Another door in the living room opens to a small screen porch next to a field stone garden path that wraps around two sides of the house. There is a two-car garage, with two parking spaces in front of the garage (an "in-town" rarity!). The present owner has lovingly restored many of the home's historical features. A few highlights: The original section of the house contains exposed (never been covered) transverse quirk bead "Summer" beams. In the master bedroom is an original black brick painted "Lincoln" fireplace. Another bedroom hosts a Federal period fireplace. Still intact and restored is the original Federal period kitchen that includes a beehive oven and set kettle opening below. And in addition to the first period stairway beautifully worn by over 250 years of footfalls, a Greek revival stairway was added at the opposite side of the house leading to the two original upstairs bedrooms. These stairs continue to a third level two-room attic containing an eight-foot long row of unique wooden hooks. Some have speculated that this space served as an accounting room where clipper ship goods were recorded and taxed. These two unfinished rooms provide for plenty of storage with the option of finishing for an office or studio space. A soft copy of a book written in 2011 on the history/historical features of this home, including structural drawings of this period, is available at the Old Newbury Historical Society located on the corner of High and Fruit Street.



TO:

## AT

43 FAIR STREET

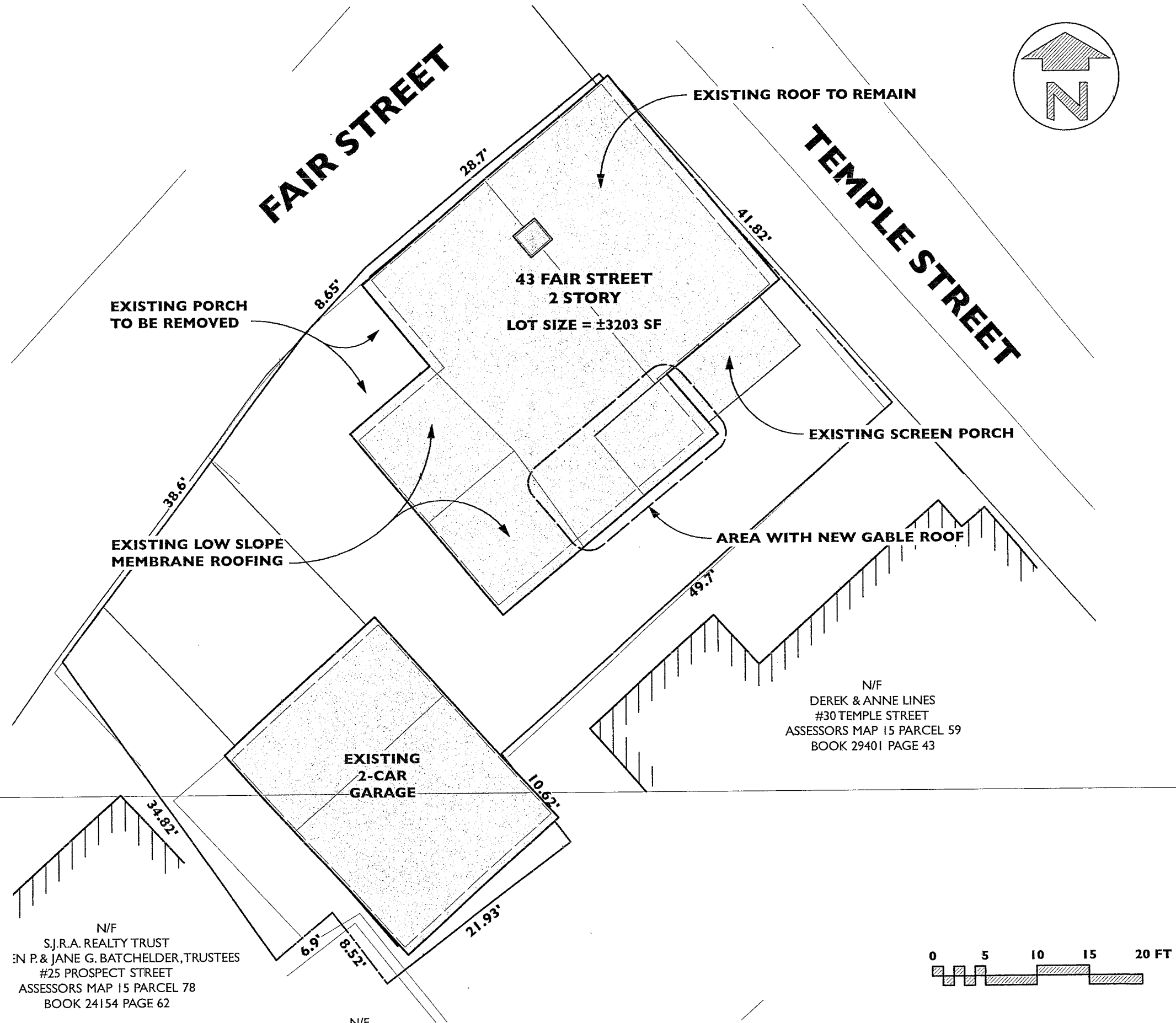
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[illegible]

SCALE : 1" = 1'-0"

A0

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*TQ:*


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[illegible]

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



TO:

## AT

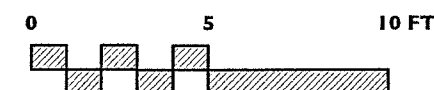
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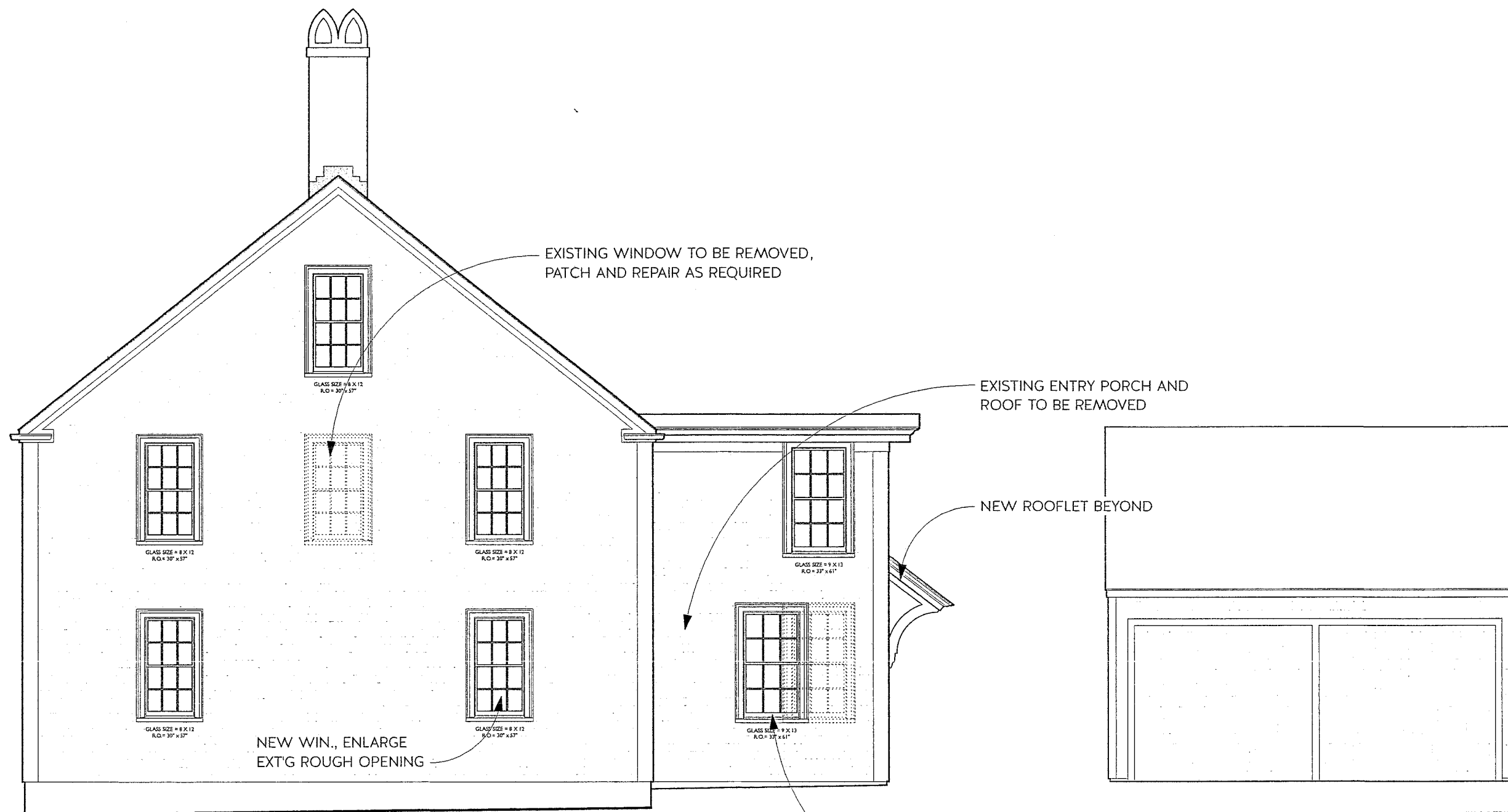
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SCALE: 3/16" = 1'-0"

# A2



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TO:

AT

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NEWBURYPORT, MA 01950

ARCHITECT:

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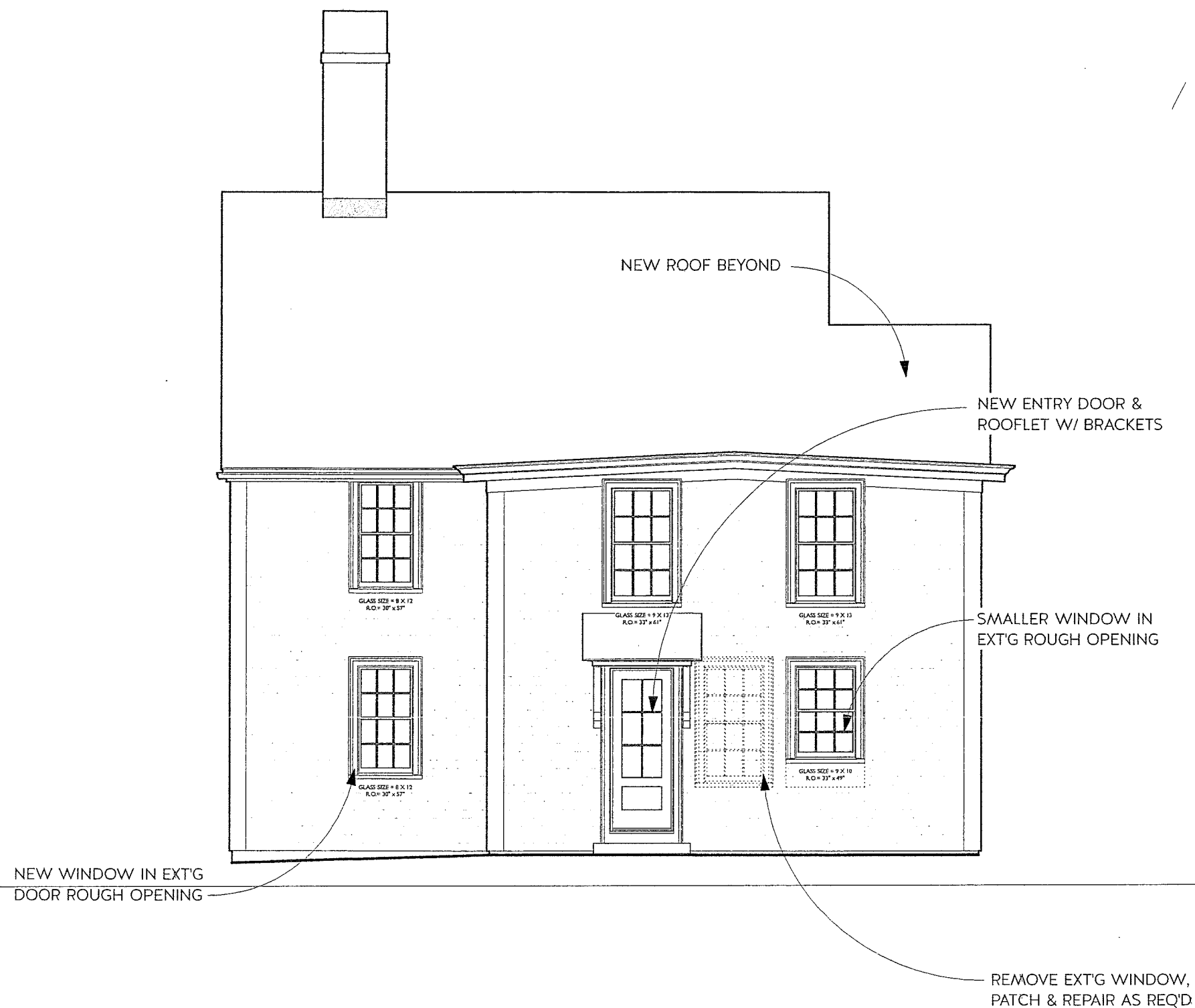
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**PROPOSED  
SOUTH ELEVATION**

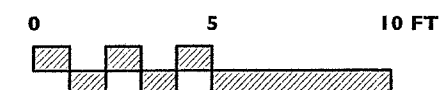
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**A3**

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NEW ROOF ABOVE SECOND  
FLOOR BATHROOMS, MATCH  
EXT'G ROOF PITCH & DETAILS

NEW WINDOW

EXT'G WINDOW TO BE  
REMOVED, PATCH &  
REPAIR AS REQUIRED -

NEW DOOR

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

**A4**

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ADDITIONS/ALTERATIONS

TO:

# THE KARIMI RESIDENCE

AT

43 FAIR STREET  
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ARCHITECT:

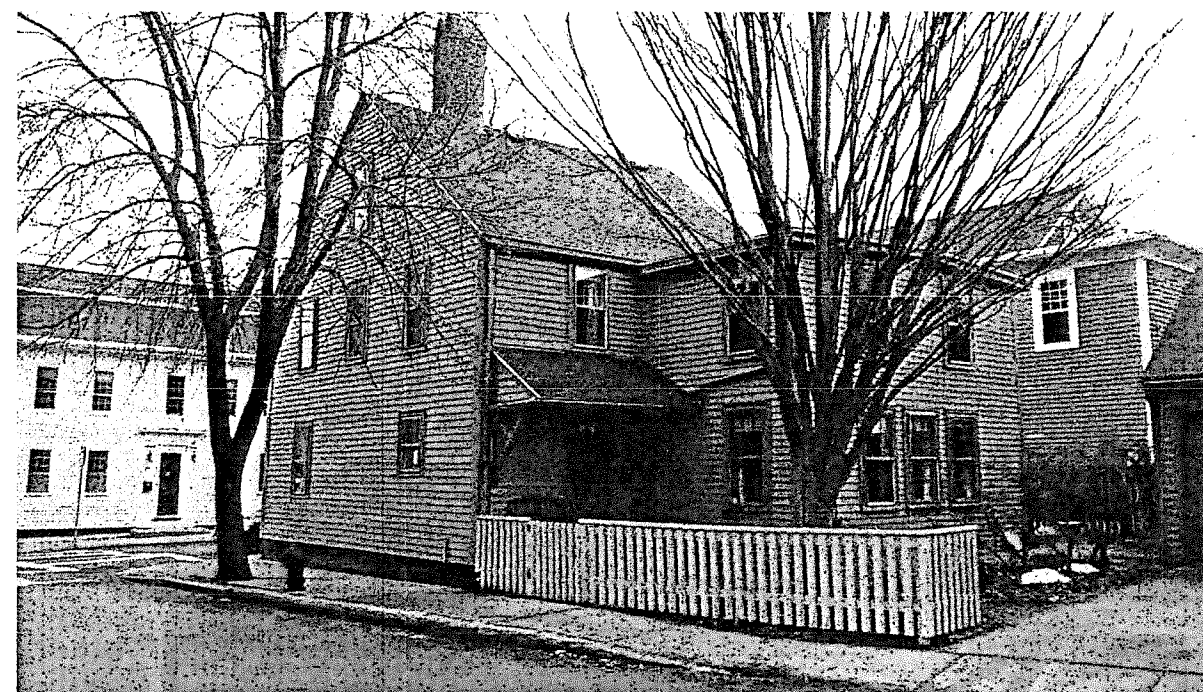
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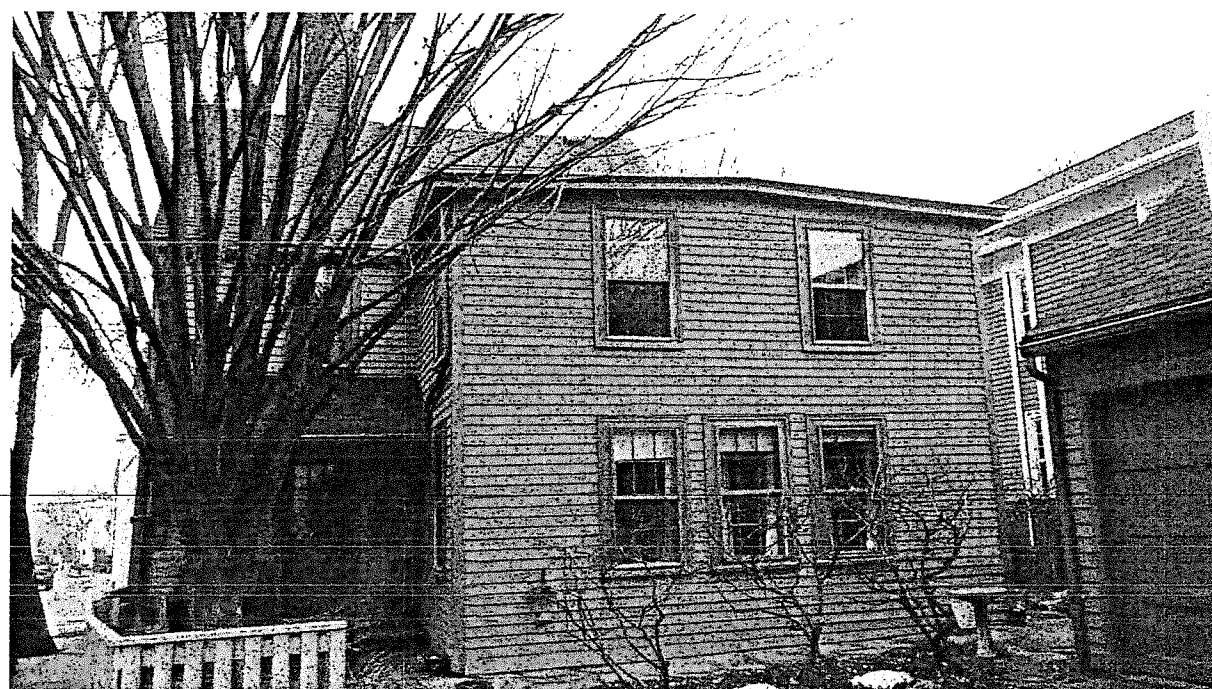
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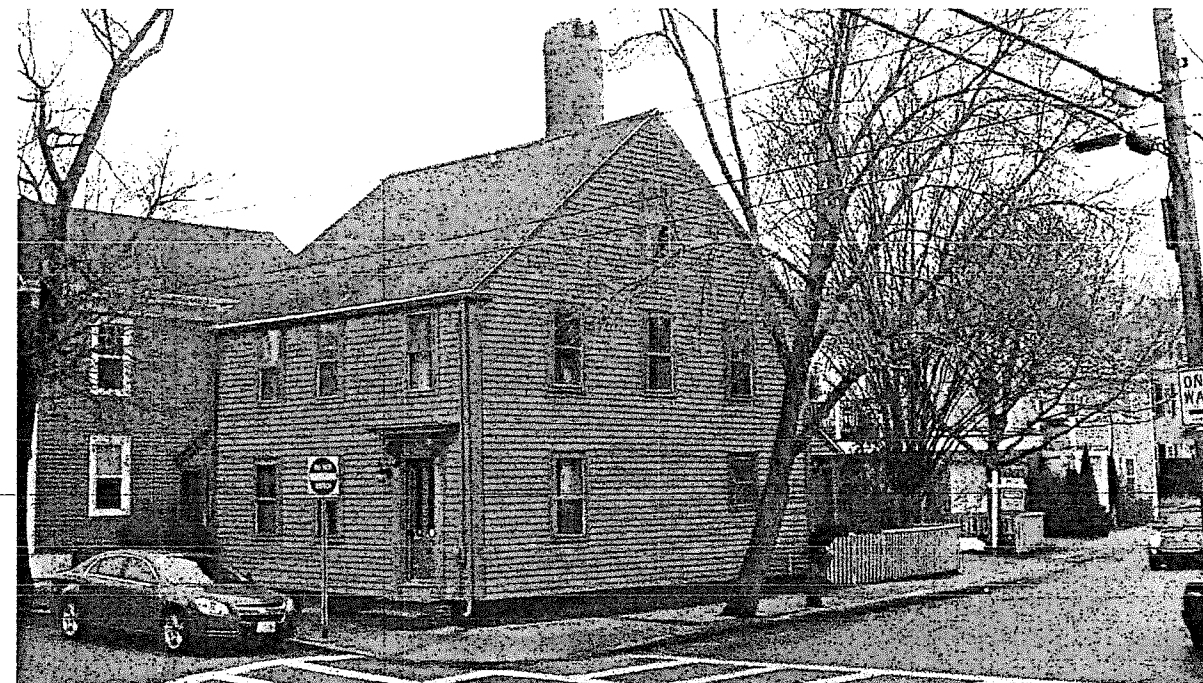
## VIEW FROM EASTERN CORNER



## VIEW FROM WESTERN CORNER



**VIEW FROM SOUTH SIDE OR REAR OF HOUSE**



### VIEW FROM NORTHERN CORNER

[illegible]

**EXISTING  
PHOTOGRAPHS**

SCALE : NO SCALE

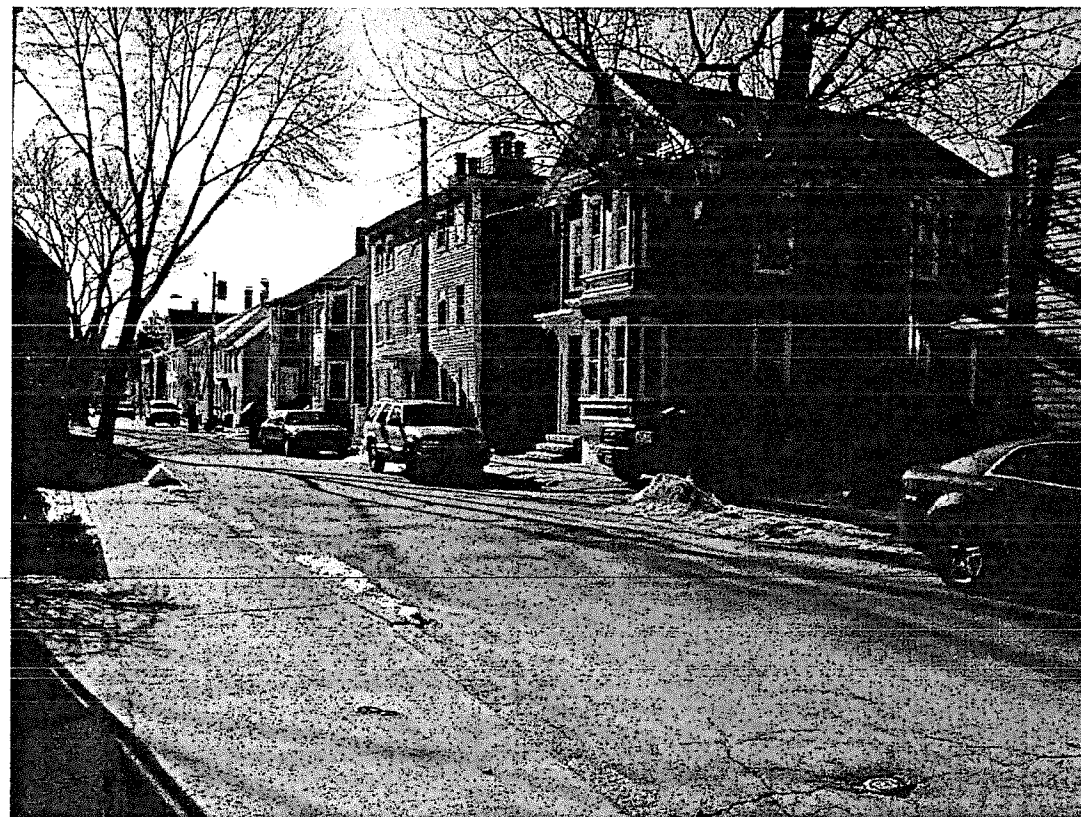
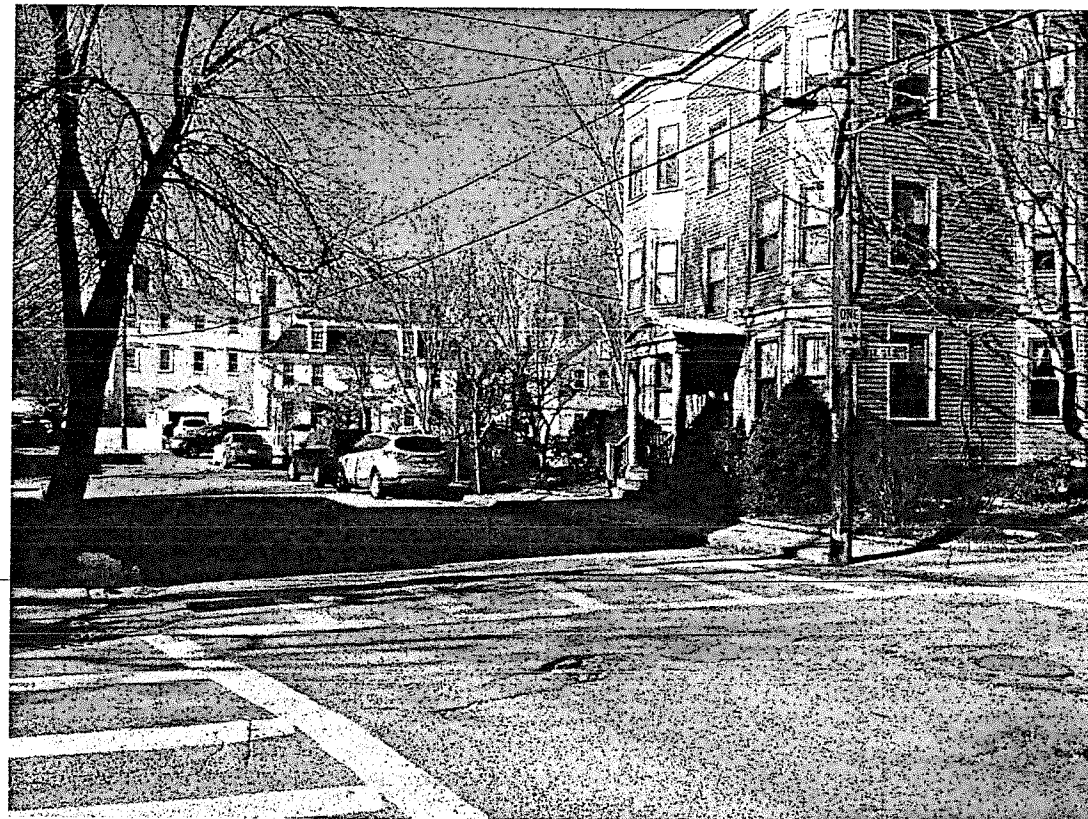
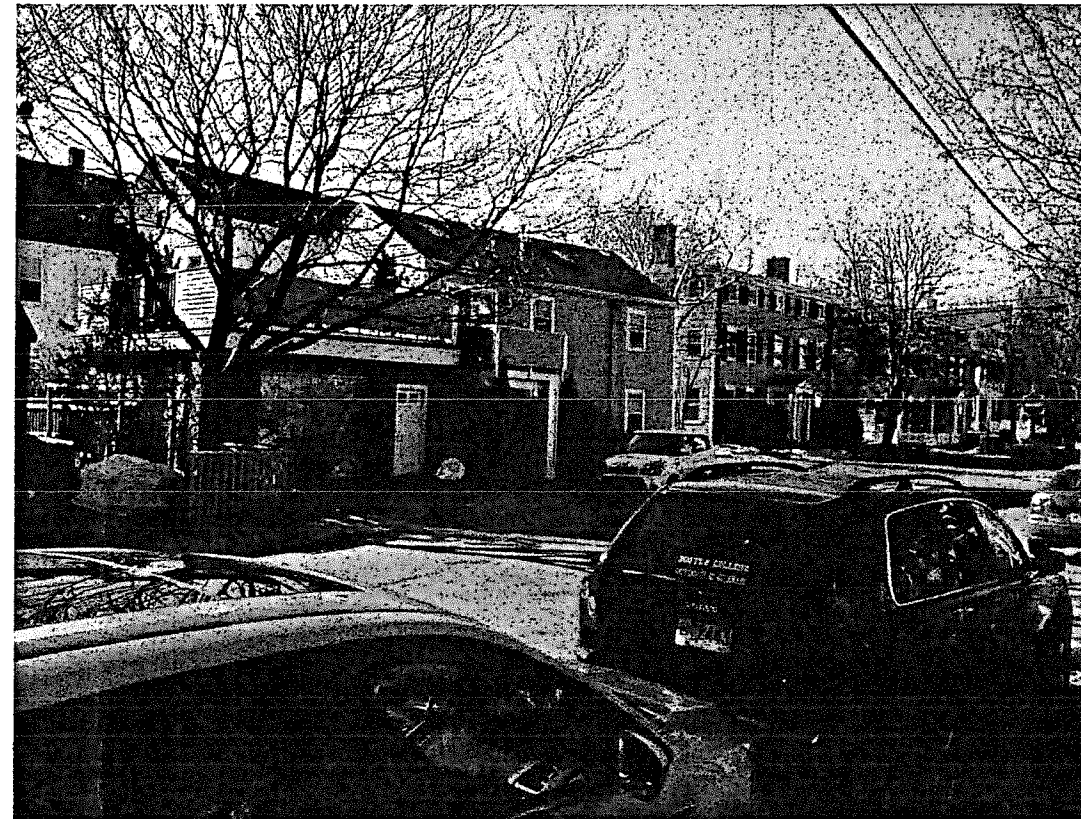
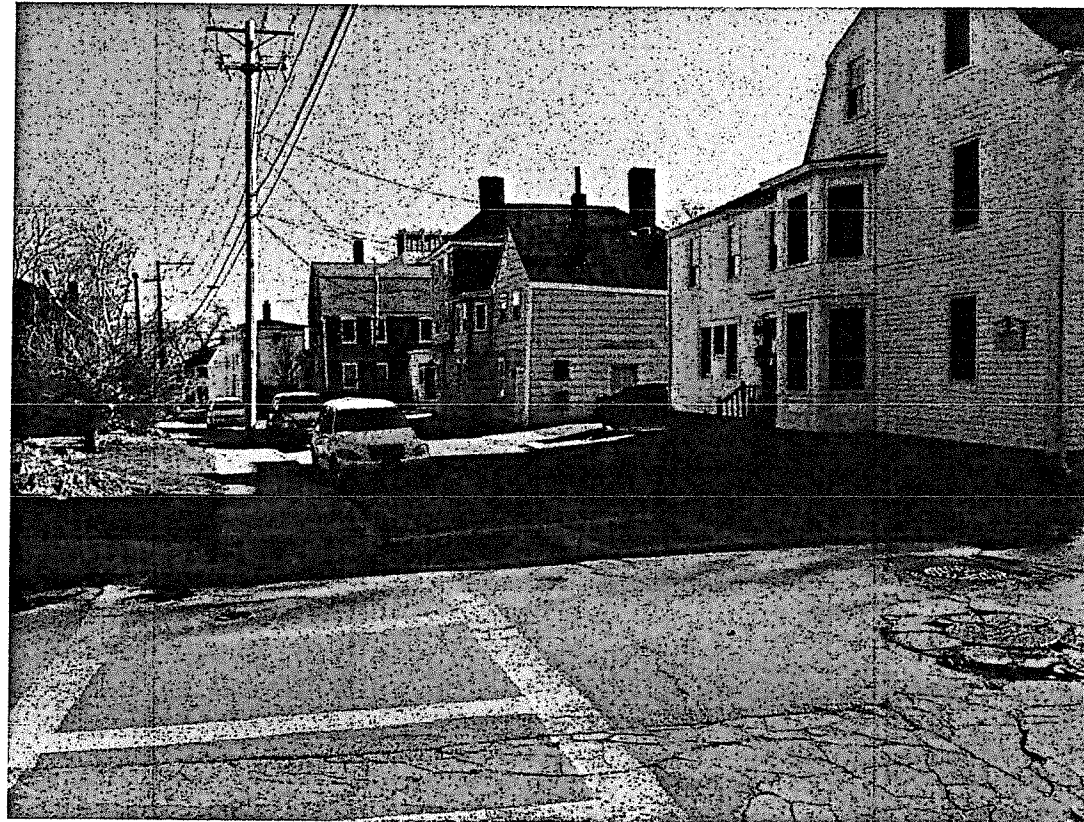
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[illegible]

## CONTEXT PHOTOGRAPHS

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# A6

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

**EC-1**

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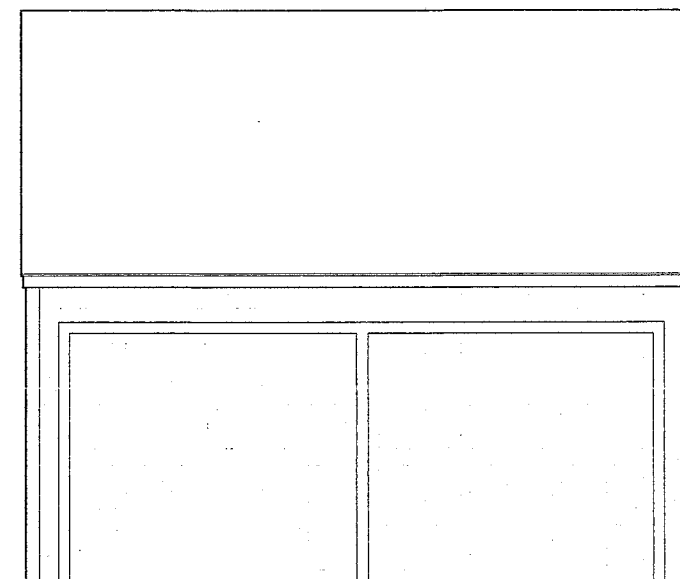


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## AT

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[illegible]

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

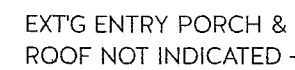
**EC-2**

TO:

## AT

43 FAIR STREET

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[illegible]

**SOUTH ELEVATION**

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

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**EC-3**

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

**EC-4**