

**Newburyport Historical Commission  
DEMOLITION PLAN REVIEW APPLICATION (Step 2)**

---


Property Address: 7 Marlboro Street

Description of the building or structure (or part thereof) to be demolished:  
Roof line change on later added addition and removal of a portion of the walls on the later added addition on the westerly side.

Describe reasons for demolition:  
Repiar rear foundation and wall of addition and increase size of kitchen and construct roof in keeping with the architectural style of the house.

Describe alternatives to demolition that have been considered:  
None.

Please attach additional pages if necessary.

Applicant's Signature  Date 12/13/19  
Owner's Signature (if different) Paul & Pat Amick. Date \_\_\_\_\_

**NOTES:**

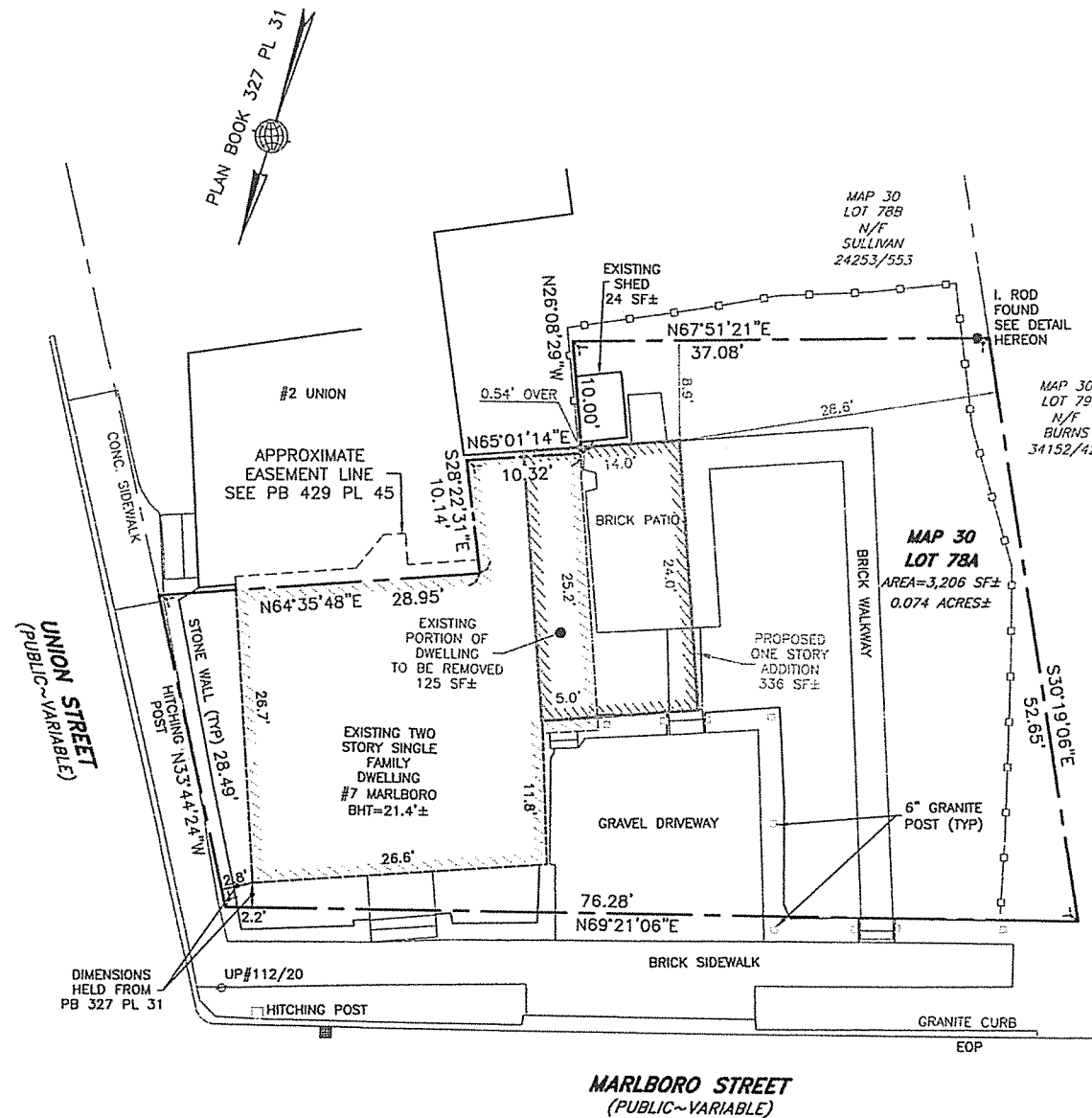
1. FIELD SURVEY PERFORMED: FEBRUARY 7, 2019
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0136G WITH AN EFFECTIVE DATE OF JULY 16, 2014
4. OWNERSHIP OF ABUTTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
5. SUBJECT TO EASEMENTS DEPICTED ON ECRD PLAN BOOK 429 PLANS 45 & 46

**OWNER/APPLICANT:**

PAUL & PATRICIA HENAULT  
DEED BOOK 30491 PAGE 183  
ASSESSOR'S MAP 30 LOT 78A

**REFERENCES:**

1. ESSEX COUNTY REGISTRY OF DEEDS  
BK 30491 PG 183 (DEED)  
BK 10542 PG 573 (1990 VARIANCE)
- PLAN BK 264 PL 31  
PLAN BK 327 PL 31  
PLAN BK 429 PL 45  
PLAN BK 429 PL 46



I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

*[Signature]*  
EDWARD DIXON  
No. 34304  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE: 10-22-19

**ZONING:**

RESIDENTIAL 2 (R2)  
DEMOLITION CONTROL OVERLAY  
DISTRICT (DCOD)

**REQUIRED:**

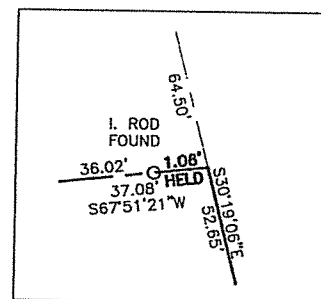
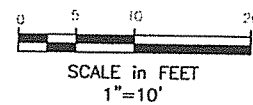
LOT AREA=10,000SF  
FRONTAGE=90'  
MIN. FRONT SETBACK=25'  
MIN. SIDE SETBACK=10'  
MIN. REAR SETBACK=25'  
BUILDING HEIGHT=35' MAX  
LOT COVERAGE=25% (BLDGS ONLY)  
OPEN SPACE=40%

**EXISTING:**

3,206 SF±  
28.49' (MARLBORO)  
76.28' (UNION)  
2.2' (MARLBORO)  
2.8' (UNION)  
(L)0.54' OVER/(R)35.7'  
9.5'  
21.4'±  
28.04%  
62.68%

**PROPOSED**

3,206 SF± (NC)  
28.49' (MARLBORO) (NC)  
76.28' (UNION) (NC)  
2.2' (MARLBORO) (NC)  
2.8' (UNION) (NC)  
(L)0.54' OVER/(NC)/(R)28.6'  
8.9'  
21.4'± (NC)  
34.872%  
55.845%



**DETAIL**  
(NOT TO SCALE)  
SEE PLAN BOOK 327 PLAN 31

BY:	DESCRIPTION:	DATE:	REV: 1
DRAWING NO.:			REV: 0
			22247PPP.dwg

**PROPOSED PLOT PLAN**  
**7 MARLBORO STREET**  
IN  
NEWBURYPORT, MASSACHUSETTS  
ESSEX COUNTY

PREPARED FOR:  
PAUL HENAULT

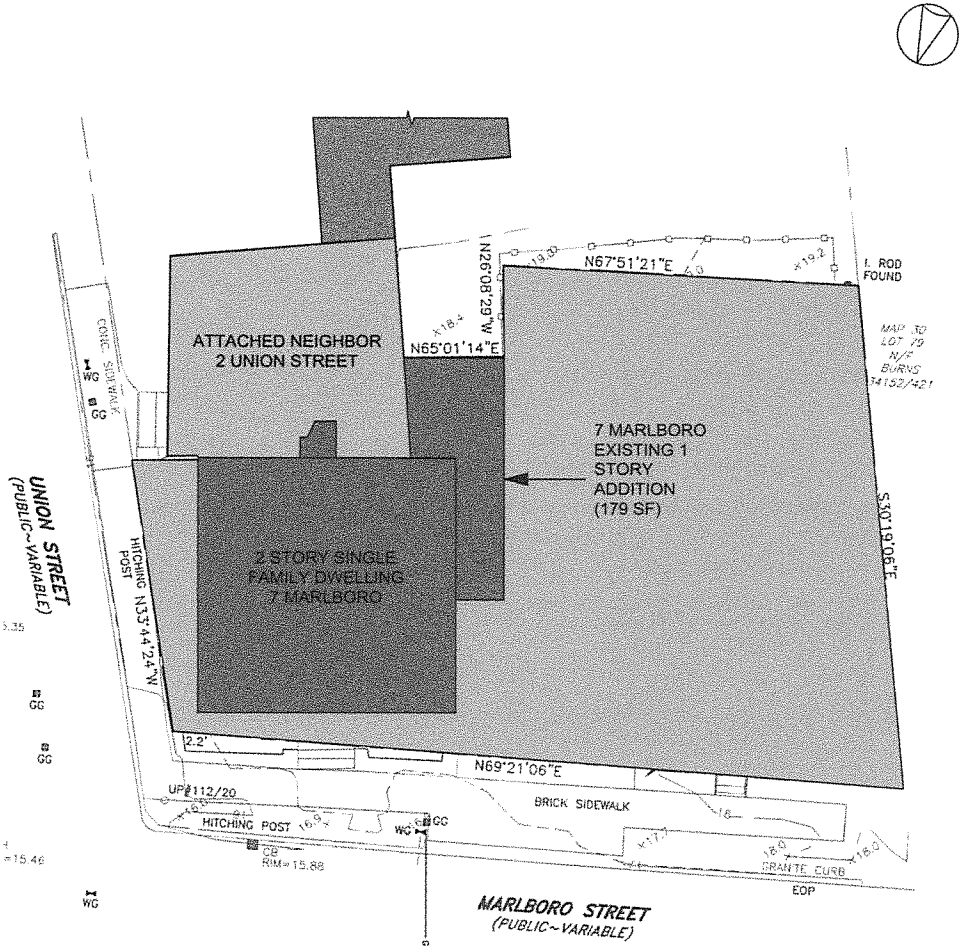
PREPARED BY:  
**HANCOCK ASSOCIATES**

ONE HARRIS STREET  
SUITE 3  
NEWBURYPORT, MA  
01950

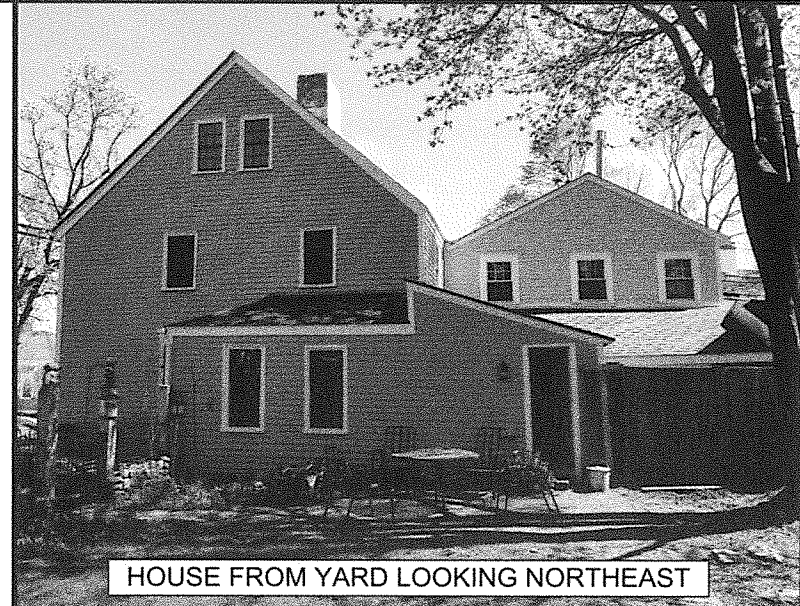
Civil Engineers  
Land Surveyors  
Wetland Scientists  
TEL: 978-465-9992  
www.hancockassociates.com

RESEARCH: EDX
FIELD: CHA/AAM
CALCULATION: EDX
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: OCTOBER 22, 2019
HANCOCK JOB# 22247
CRD FILE 22247EC.CRD
SHEET NO. 1 OF 1

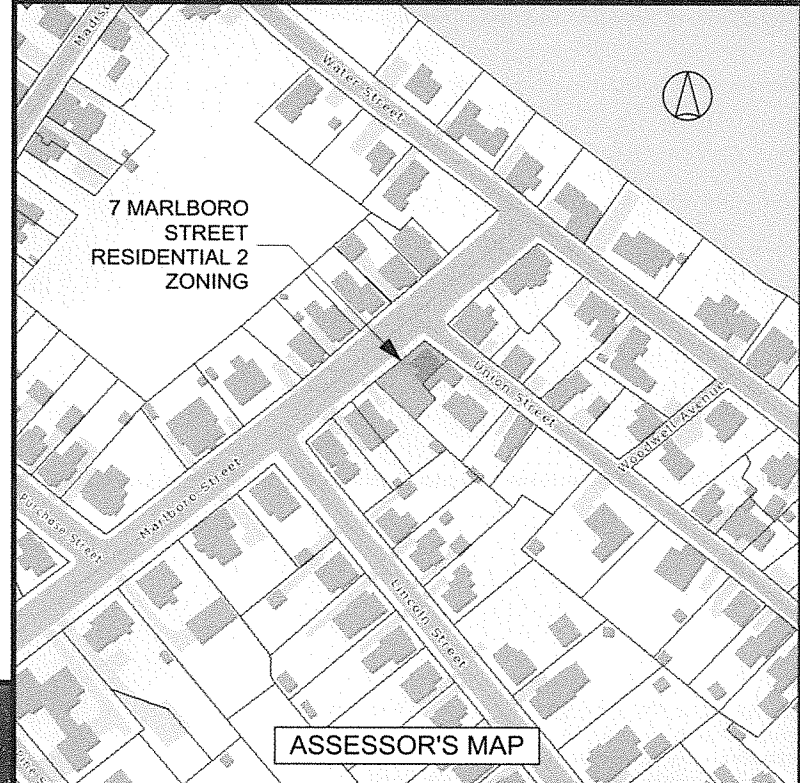




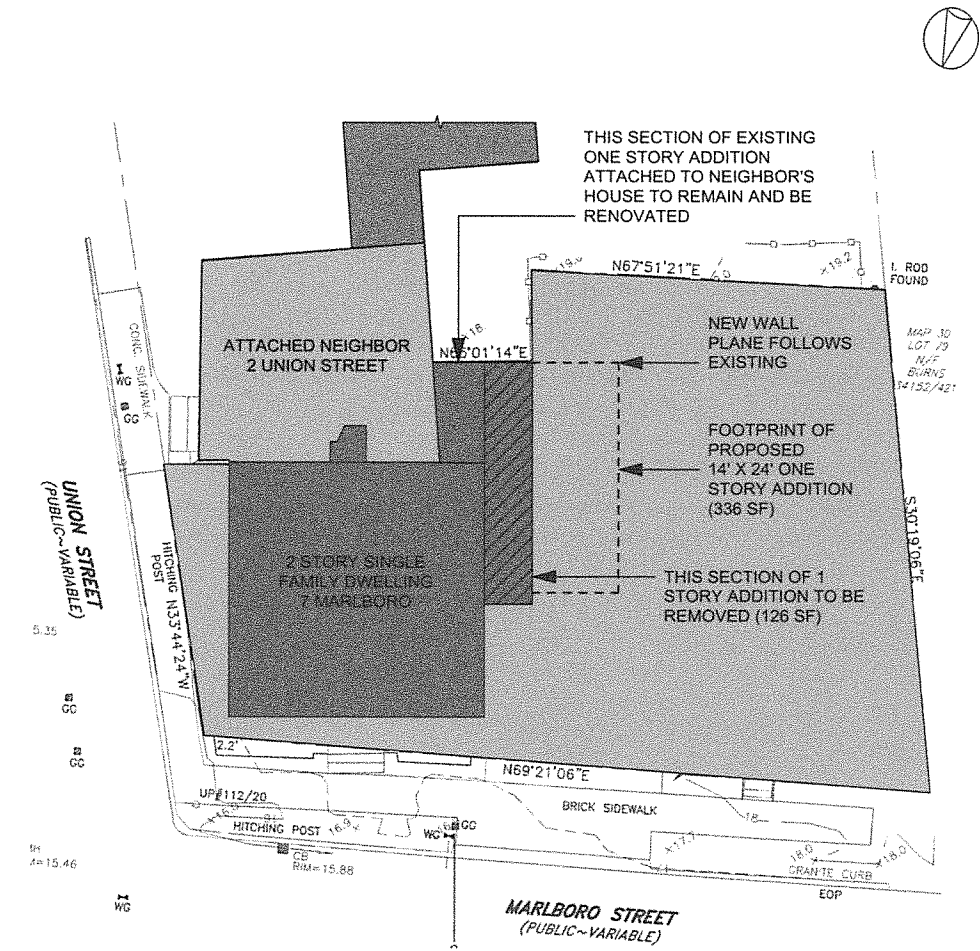
1 Existing Site  
Scale: 1" = 20'-0"



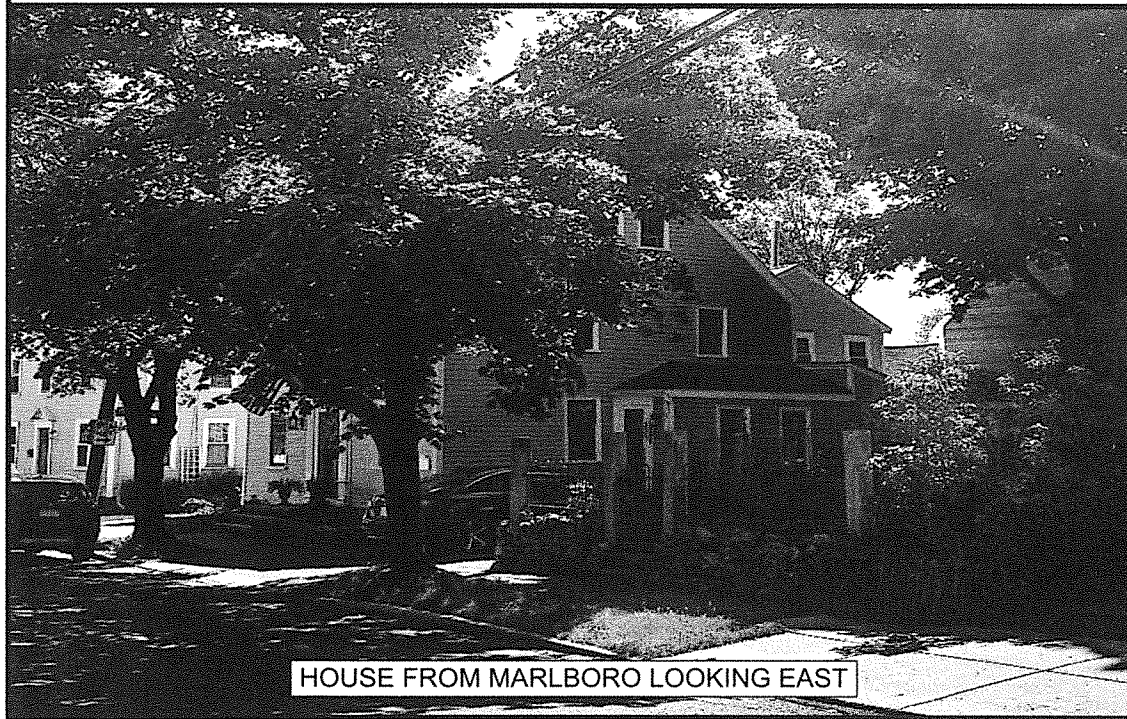
HOUSE FROM YARD LOOKING NORTHEAST



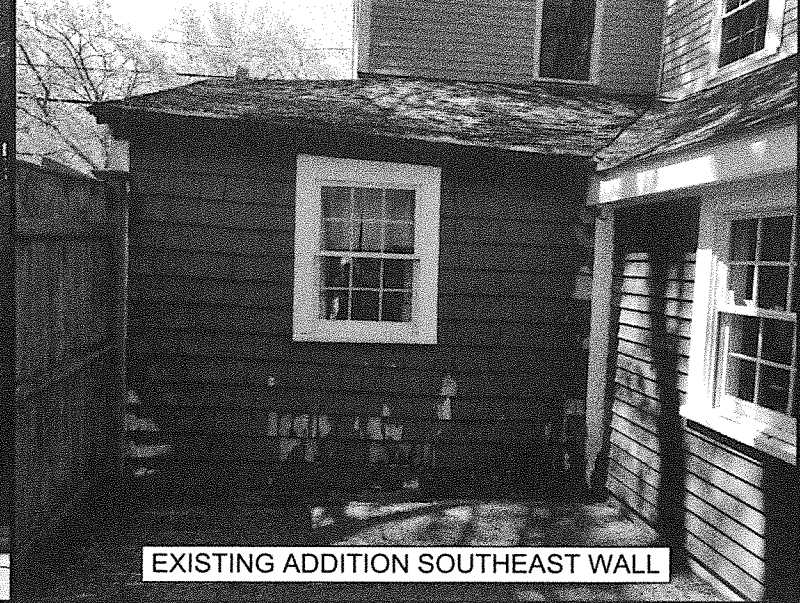
ASSESSOR'S MAP



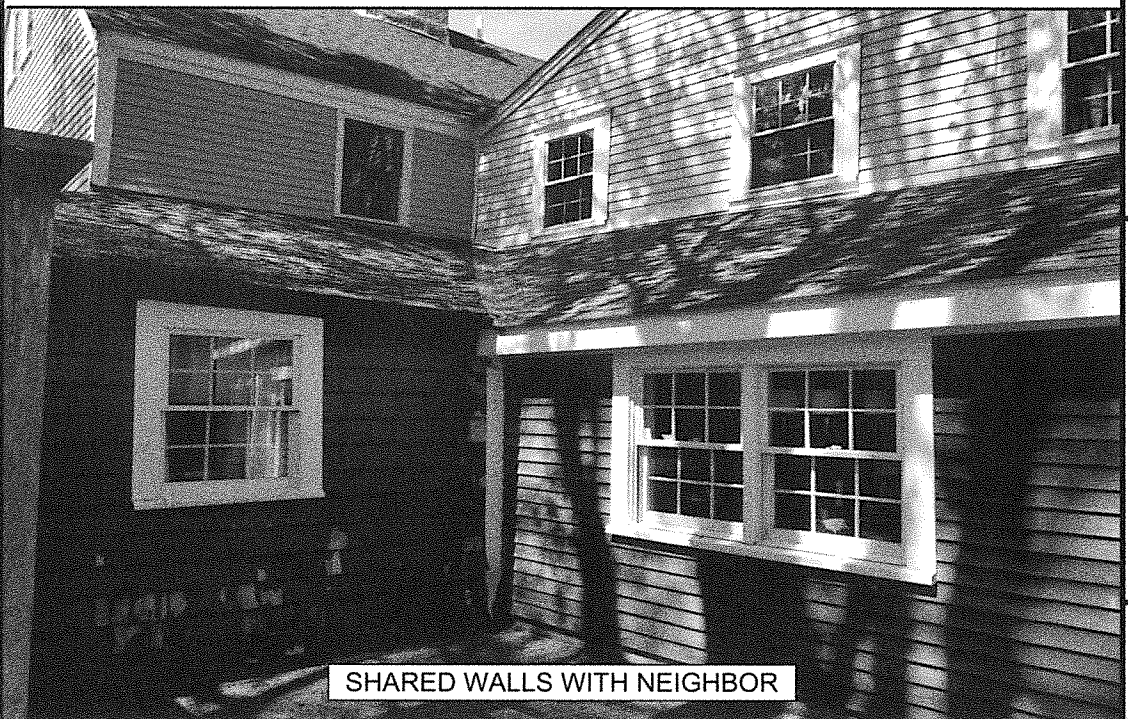
2 Existing Site - Project Overview  
Scale: 1" = 20'-0"



HOUSE FROM MARLBORO LOOKING EAST



EXISTING ADDITION SOUTHEAST WALL



SHARED WALLS WITH NEIGHBOR

DAVID DAVIES DESIGN STUDIO  
ddaviesdesign@gmail.com

10.28.19

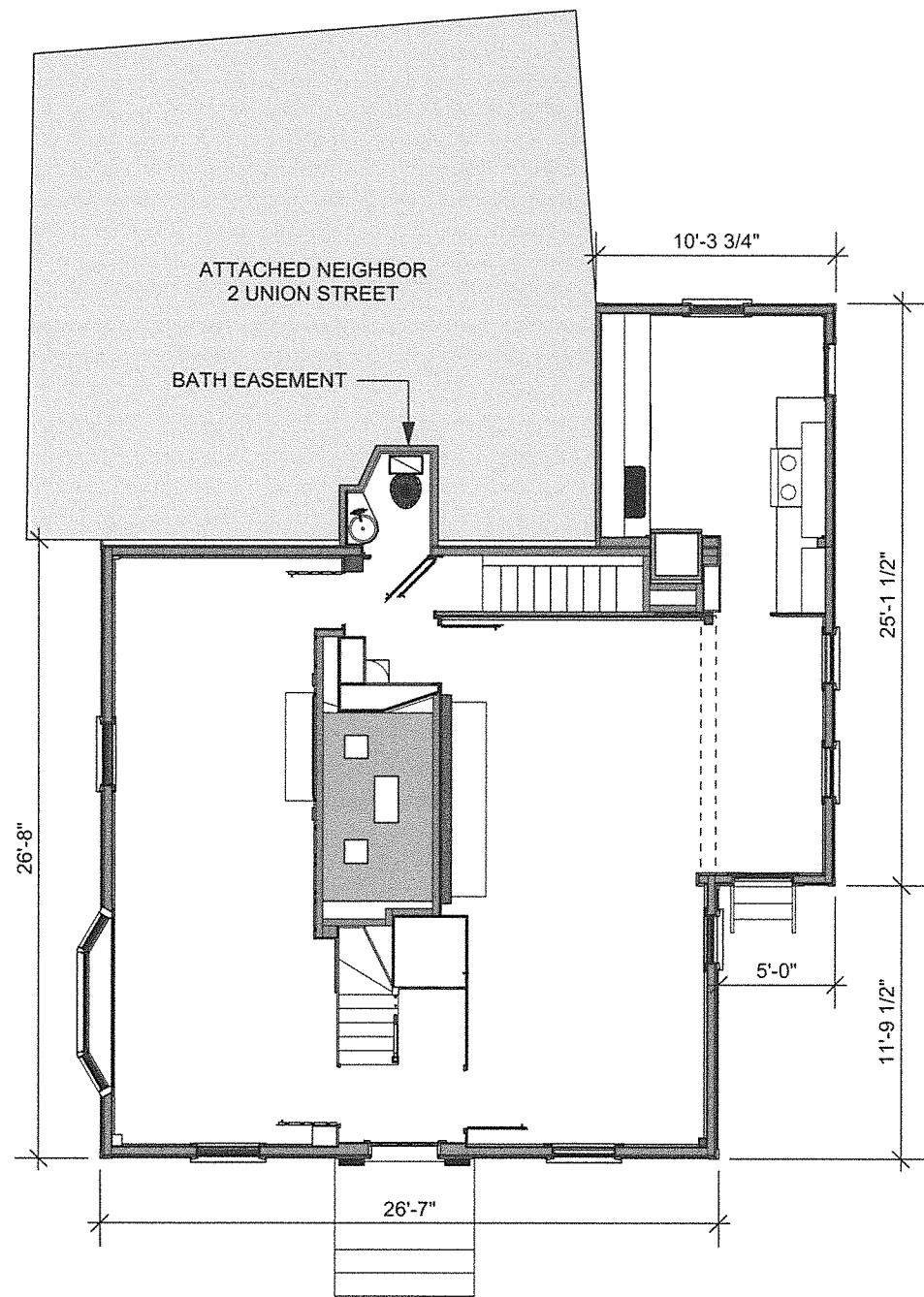
PROJECT OVERVIEW  
EXISTING SITE

1 STORY  
KITCHEN + SITTING AREA  
ADDITION

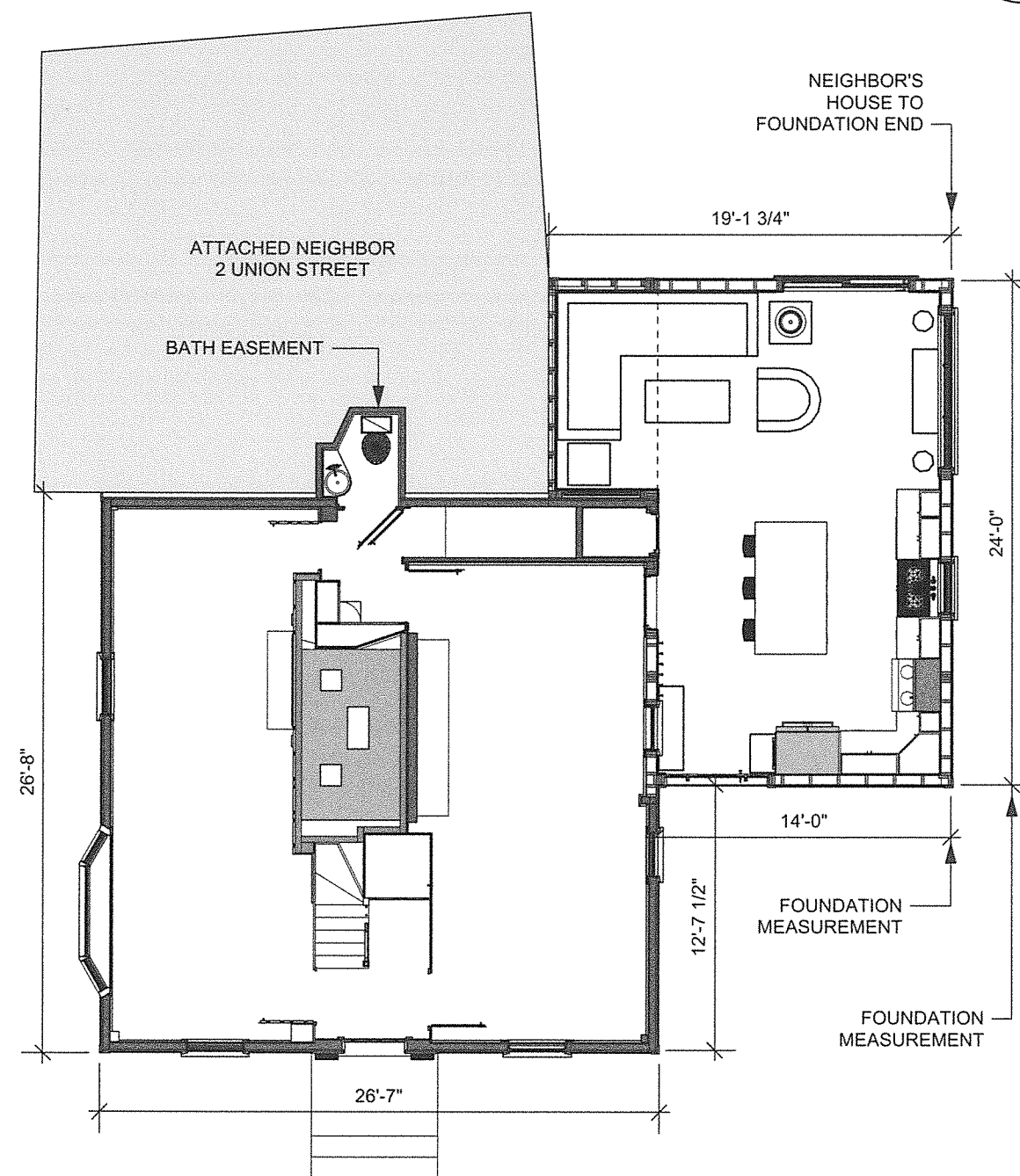
HENAULT RESIDENCE  
7 MARLBORO STREET  
NEWBURYPORT, MA 01950

1





1 Existing First Floor  
Scale: 1/8" = 1'-0"



2 Proposed First Floor  
Scale: 1/8" = 1'-0"

\*BASED ON FIELD MEASUREMENTS

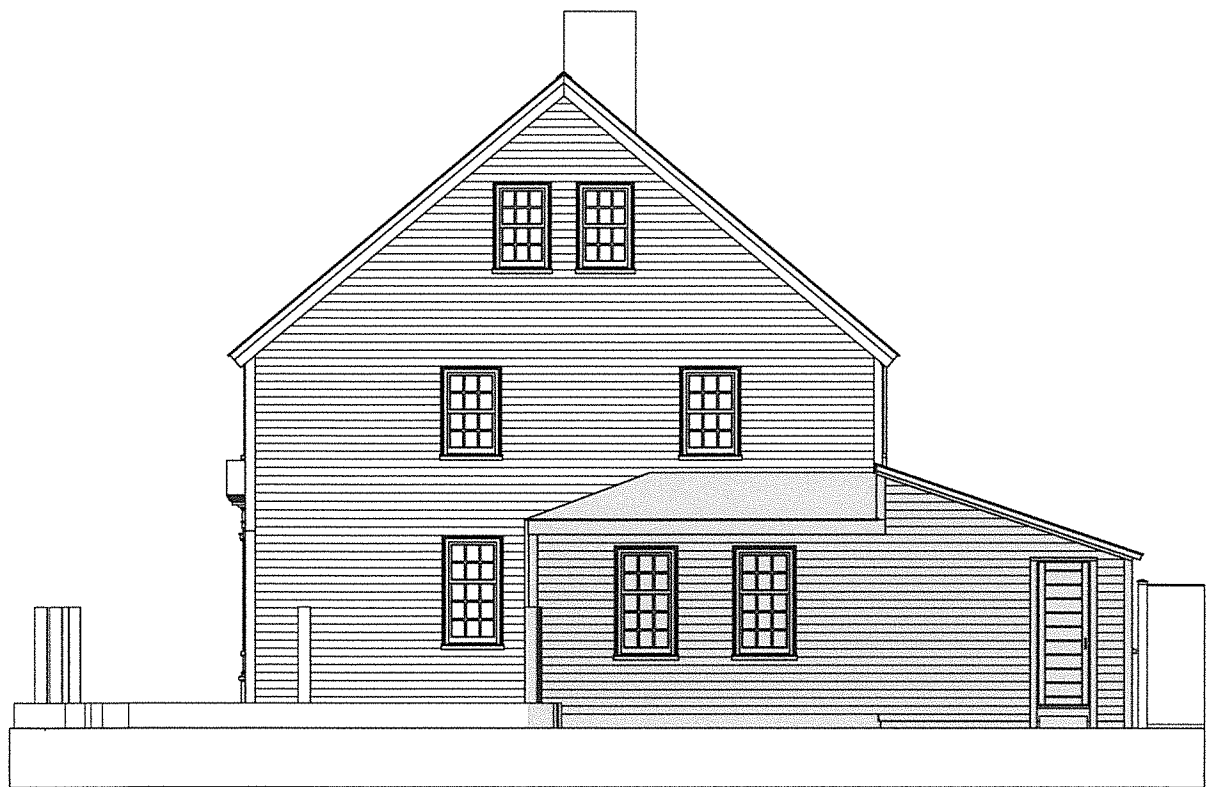


☐ = TO BE REMOVED

1 Existing Northwest Elevation With Attached Neighbor  
Scale: 1/8" = 1'-0"



2 Existing Southeast Elevation With Attached Neighbor  
Scale: 1/8" = 1'-0"



3 Existing Southwest Elevation  
Scale: 1/8" = 1'-0"

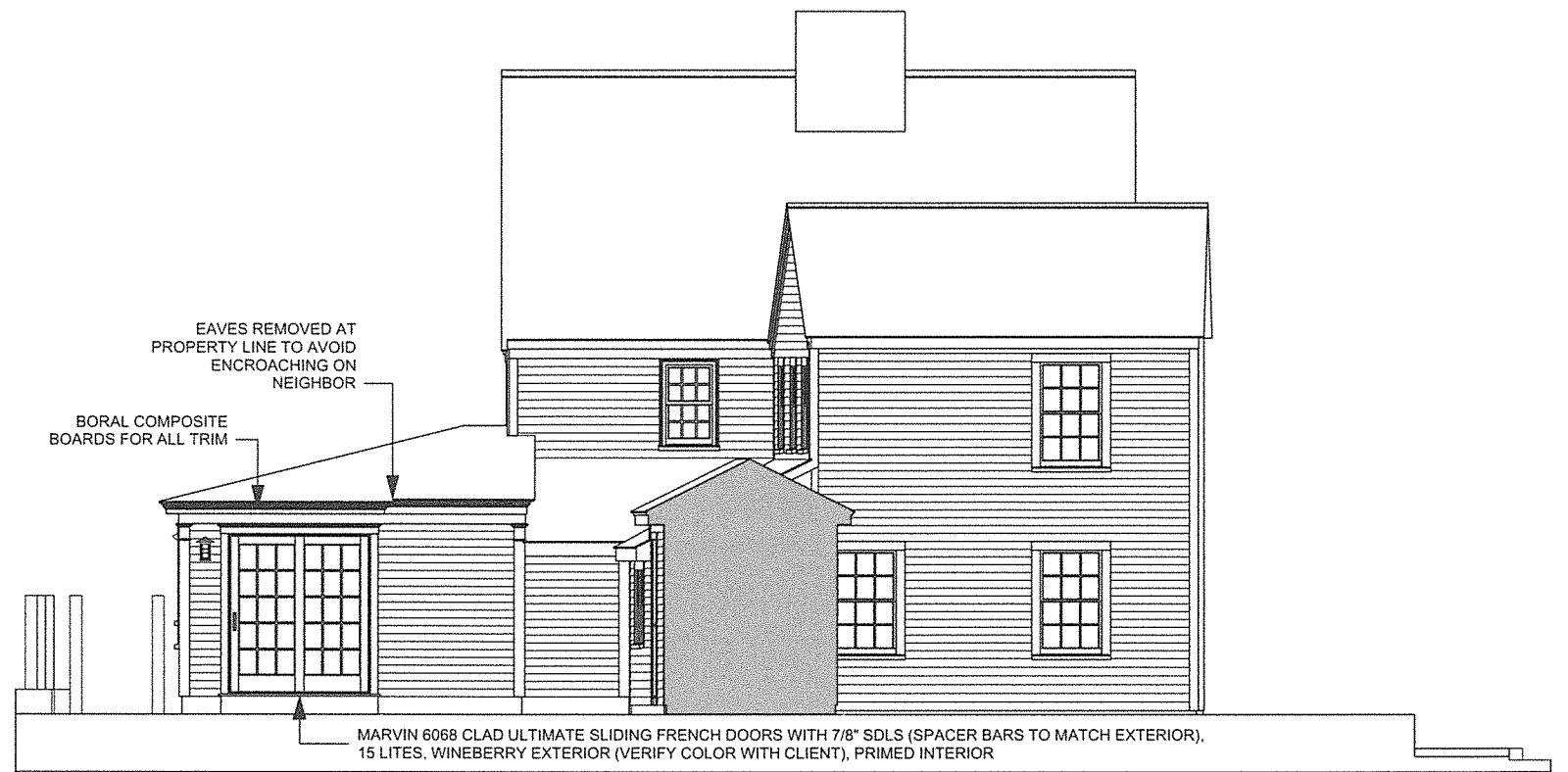


4 Existing Southwest Elevation With Attached Neighbor  
Scale: 1/8" = 1'-0"

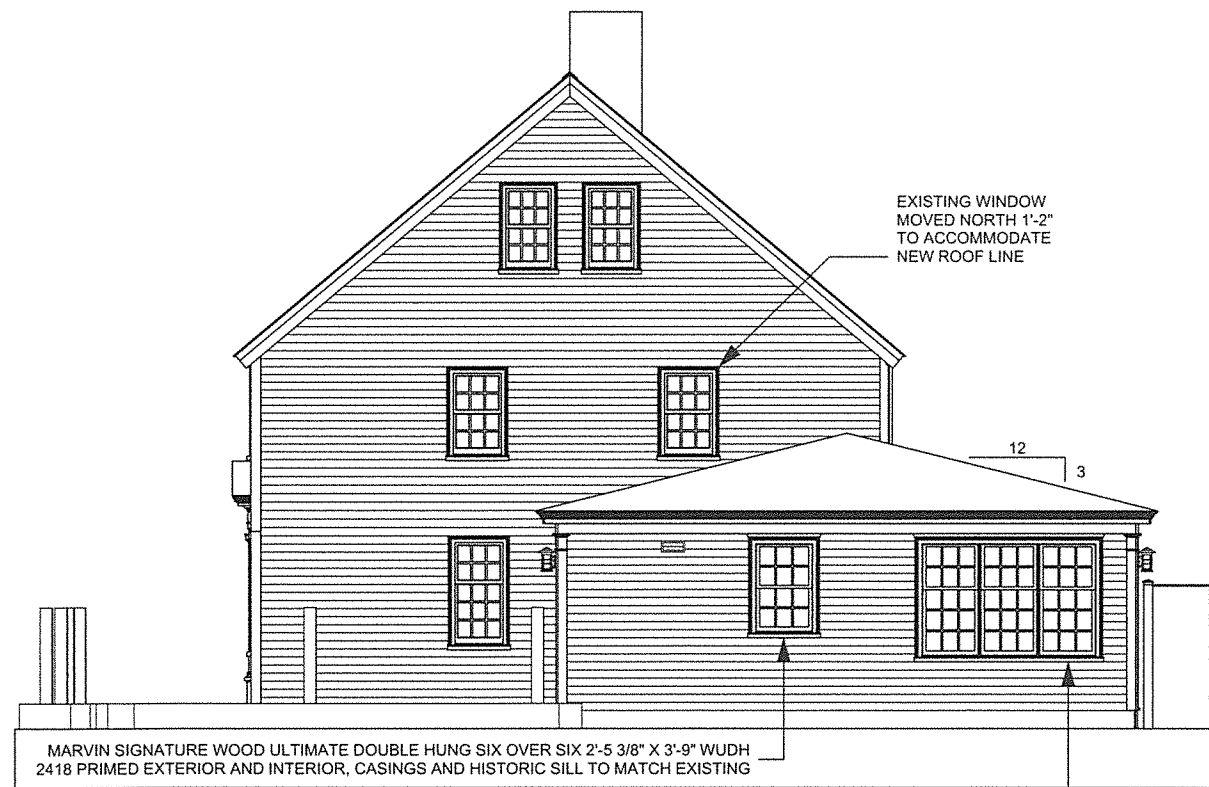
TOTAL EXPOSED ELEVATIONS = 1857 SF  
 TOTAL ELEVATIONS TO BE REMOVED = 317 SF  
 TOTAL PERCENTAGE OF EXPOSED ELEVATIONS TO BE REMOVED = 17%



1 Proposed Northwest Elevation With Attached Neighbor  
Scale: 1/8" = 1'-0"



2 Proposed Southeast Elevation With Attached Neighbor  
Scale: 1/8" = 1'-0"

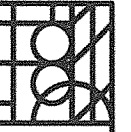


3 Proposed Southwest Elevation  
Scale: 1/8" = 1'-0"

MARVIN SIGNATURE WOOD  
ULTIMATE COTTAGE STYLE 6 OVER 9  
DOUBLE HUNG (3) 2'-5 3/8" X 4'-9"  
WUDH 2424 PRIMED EXTERIOR AND  
INTERIOR, CASINGS AND HISTORIC  
SILL TO MATCH EXISTING



4 Proposed Southwest Elevation With Attached Neighbor  
Scale: 1/8" = 1'-0"



DAVID DAVIES DESIGN STUDIO  
cddaviesdesign@gmail.com

10.28.19

1/8" = 1'-0"

PROPOSED ELEVATIONS  
WITH AND WITHOUT ATTACHED  
NEIGHBOR

1 STORY  
KITCHEN + SITTING AREA  
ADDITION

HENALTT RESIDENCE  
7 MARLBORO STREET  
NEWBURYPORT, MA 01950



1 Existing House - Isometric Looking North  
Scale: 1/8" = 1'-0"



2 Proposed Addition - Isometric Looking North  
Scale: 1/8" = 1'-0"





EXISTING

PROPOSED



LOOKING EAST  
FROM MARLBORO STREET



EXISTING

PROPOSED



LOOKING NORTH  
FROM CORNER OF YARD

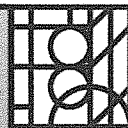


EXISTING

PROPOSED



LOOKING NORTHWEST  
FROM NEIGHBOR'S YARD TOWARD  
SOUTHWEST ELEVATION



DAVID DAVIES DESIGN STUDIO  
ddaviesdesign@gmail.com

10.28.19

EXISTING AND PROPOSED  
PERSPECTIVES

1 STORY  
KITCHEN + SITTING AREA  
ADDITION

HENAULT RESIDENCE  
7 MARLBORO STREET  
NEWBURYPORT, MA 01950