

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 3 Plummer Avenue

Applicant: John and Genevieve Bleiler

Address: 3 Plummer Avenue

Phone: 978-621-7080 Email: Genbjohnb@gmail.com

Owner (if different) _____

Year built: 1854 Area (sq. ft.): 1702

Architectural style: Cape

- 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: _____

Commercial: Specify: _____

Institutional: Specify: _____

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:
We propose to demolish a 98 sq.ft. sunporch which may have been added to the original 1864 Cape within the last 75-100 years.

**Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION**

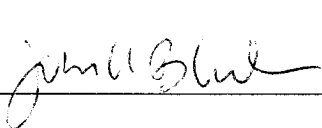
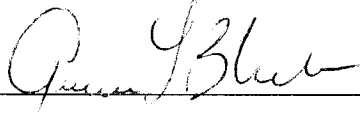
Describe reasons for demolition:

We propose to construct a 2 story addition, setback from the original house in front with a lower roof line than the original 1864 house. The first floor will include an expanded master suite and storage and upstairs space will allow for a reoriented bedroom and storage space.

Describe alternatives to demolition that have been considered:

Alternative to demolition would be no improvements to living space.

Please attach additional pages if necessary.

Applicant's Signature   Date 6/2/2020

Owner's Signature (if different) _____ Date _____

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# _____

Name: _____

Address: _____ Zoning District(s): _____

Request: _____

ZONING BOARD REVIEW REQUIRED

Variance

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

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)
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- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

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

Newburyport Zoning Administrator

Date

3 PLUMMER AVE

Location 3 PLUMMER AVE

MBLU 68/ 49/ / /

Owner BLEILER JOHN

Assessment \$640,300

PID 4432

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$382,300	\$258,000	\$640,300

Owner of Record

Owner	BLEILER JOHN	Sale Price	\$680,000
Co-Owner	GENEVIEVE LOOK BLEILER T/E	Certificate	
Address	3 PLUMMER AVE NEWBURYPORT, MA 01950	Book & Page	37878/0504
		Sale Date	09/27/2019
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BLEILER JOHN	\$680,000		37878/0504	00	09/27/2019
BROGDEN NANCY H L/I	\$0		36621/0141	1A	04/02/2018
BRODGEN WILLIAM R	\$209,000		29278/0528	1H	02/12/2010
BENNETT BERNICE E.L.I	\$1		10491/0571	1A	07/06/1990
BENNETT BRIAN H	\$0		06579/0507		04/06/1979

Building Information

Building 1 : Section 1

Year Built: 1850

Living Area: 1,702

Building Attributes	
Field	Description
Style	Conventional
Model	Residential

Stories:	2
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	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Modern
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos/\01\00\69\24.jpg>)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/4432_46)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,168	1,168	
TQS	Three Quarter Story	432	324	
FUS	Upper Story, Finished	210	210	
FEP	Porch, Enclosed	96	0	
UBM	Basement, Unfinished	1,168	0	
		3,074	1,702	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$4,200	1

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.15
Depth 0
Assessed Value \$258,000

Outbuildings

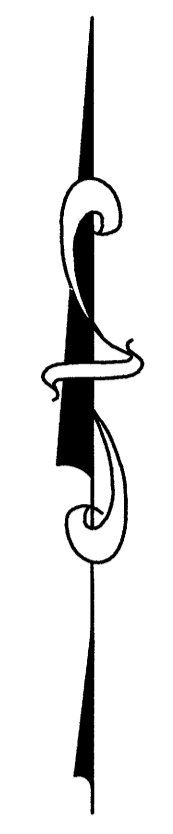
Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			396 S.F.	\$10,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$355,300	\$258,000	\$613,300

NOTE:

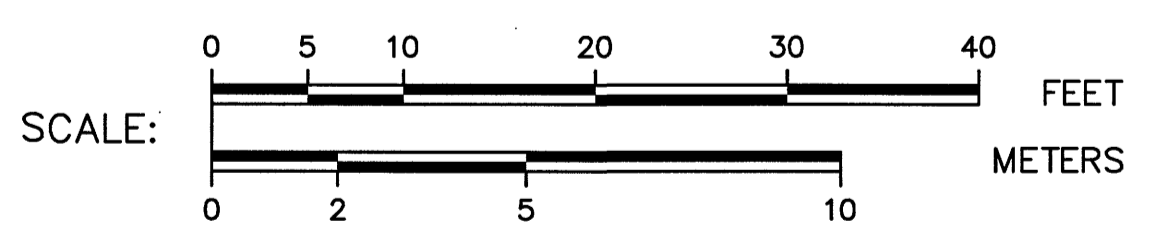
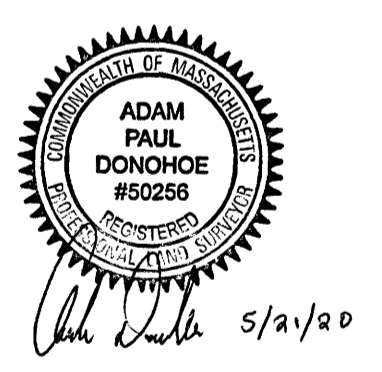
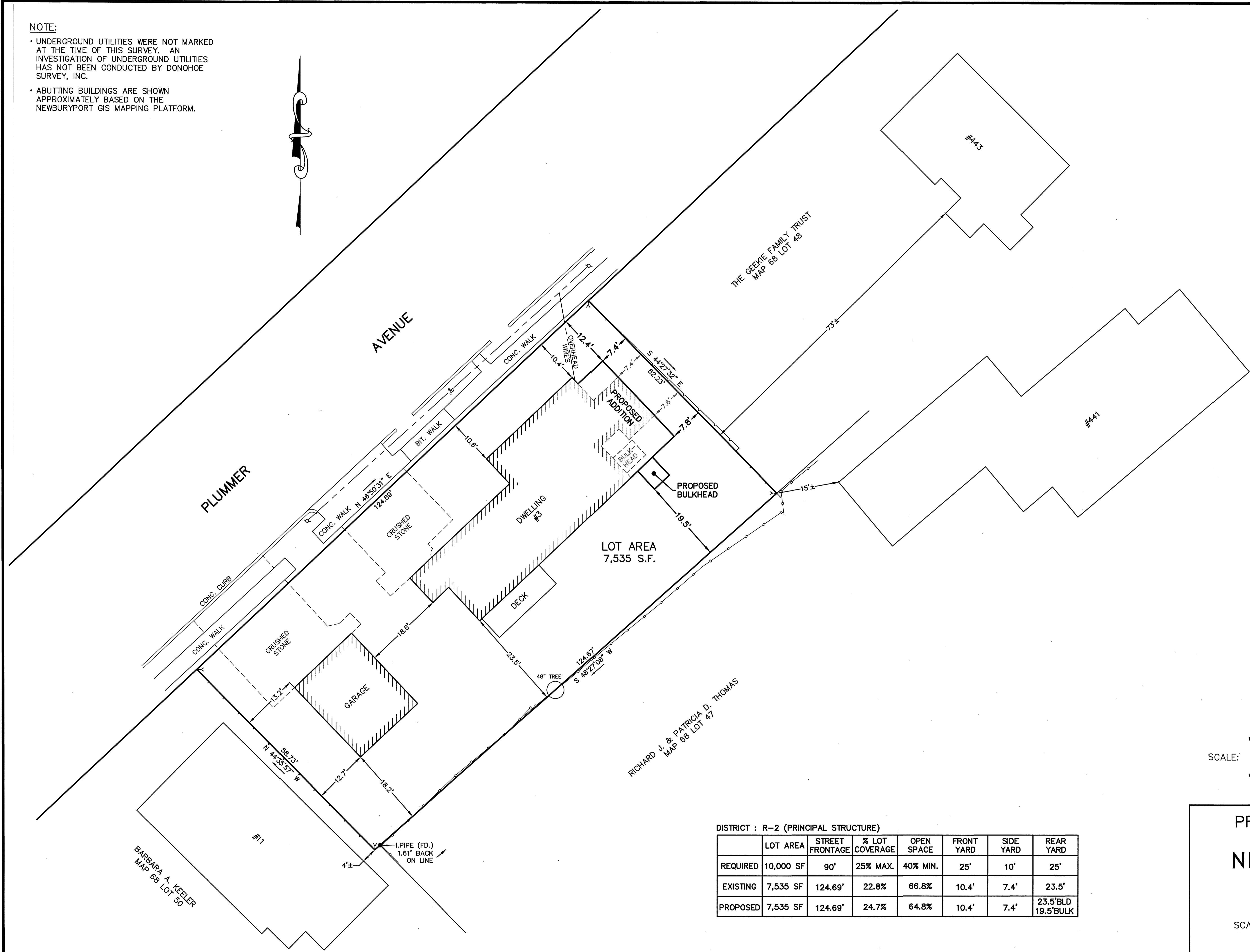
- UNDERGROUND UTILITIES WERE NOT MARKED AT THE TIME OF THIS SURVEY. AN INVESTIGATION OF UNDERGROUND UTILITIES HAS NOT BEEN CONDUCTED BY DONOHOE SURVEY, INC.
- ABUTTING BUILDINGS ARE SHOWN APPROXIMATELY BASED ON THE NEWBURYPORT GIS MAPPING PLATFORM.



ZONING DISTRICT: R-2
 ASSESSORS: MAP 68 LOT 49
 REFERENCES:
 DEED - BK. 37878 PG. 504
 PLAN - PL. BK. 166 PL. 56

LEGEND & SYMBOLS

- I.P.I.P.E IRON PIPE
- FD. FOUND
- WG WATER GATE
- CONC. CONCRETE
- BIT. BITUMINOUS
- ⊕ UTILITY POLE
- |—|—| RETAINING WALL
- WOOD FENCE



DISTRICT : R-2 (PRINCIPAL STRUCTURE)

	LOT AREA	STREET FRONTAGE	% LOT COVERAGE	OPEN SPACE	FRONT YARD	SIDE YARD	REAR YARD
REQUIRED	10,000 SF	90'	25% MAX.	40% MIN.	25'	10'	25'
EXISTING	7,535 SF	124.69'	22.8%	66.8%	10.4'	7.4'	23.5'
PROPOSED	7,535 SF	124.69'	24.7%	64.8%	10.4'	7.4'	23.5'BLD 19.5'BULK

PROPOSED ADDITION PLAN
 #3 PLUMMER AVENUE
NEWBURYPORT, MA
 OWNER & APPLICANT
JOHN & GENEVIEVE BLEILER
 SCALE: 1" = 10' MAY 21, 2020
DONOHOE SURVEY, INC.
 363 BOSTON ST. TOPSFIELD, MA
 (978) 887-6161 PROJ. 3868

3 Plummer Avenue.

Existing Conditions, Street Facade



3 Plummer Avenue. Existing Conditions. Addition will be on the left side of house, setback 2 feet from façade.



3 Plummer Avenue. Sunroom on left to be demolished for 2 story addition..

3 Plummer Avenue.

Existing Conditions



Sunroom on left side of house to be demolished. Addition to be set back behind utilities



Sunroom existing concrete footing



Sunroom to be demolished from the rear. Area of new addition at rear of house



3 Plummer Avenue.

Neighborhood Pictures. Properties abutting 3 Plummer Avenue.



Merrimac Street house abuts the back corner of 3 Plummer Ave.



Merrimac Street property abuts 3 Plummer



3 Plummer Avenue.

3 Plummer Ave. Neighborhood Views.



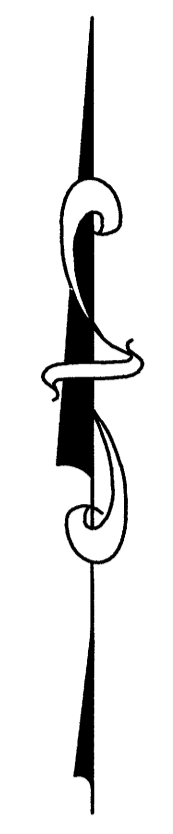
3 Plummer Ave. Looking up Plummer Ave. toward High Street. Pictured on left are houses on same side of street as 3 Plummer Ave. Pictured on right are houses on opposite side of the street.



3 Plummer Ave. Looking directly across street and down towards Merrimac Street.

NOTE:

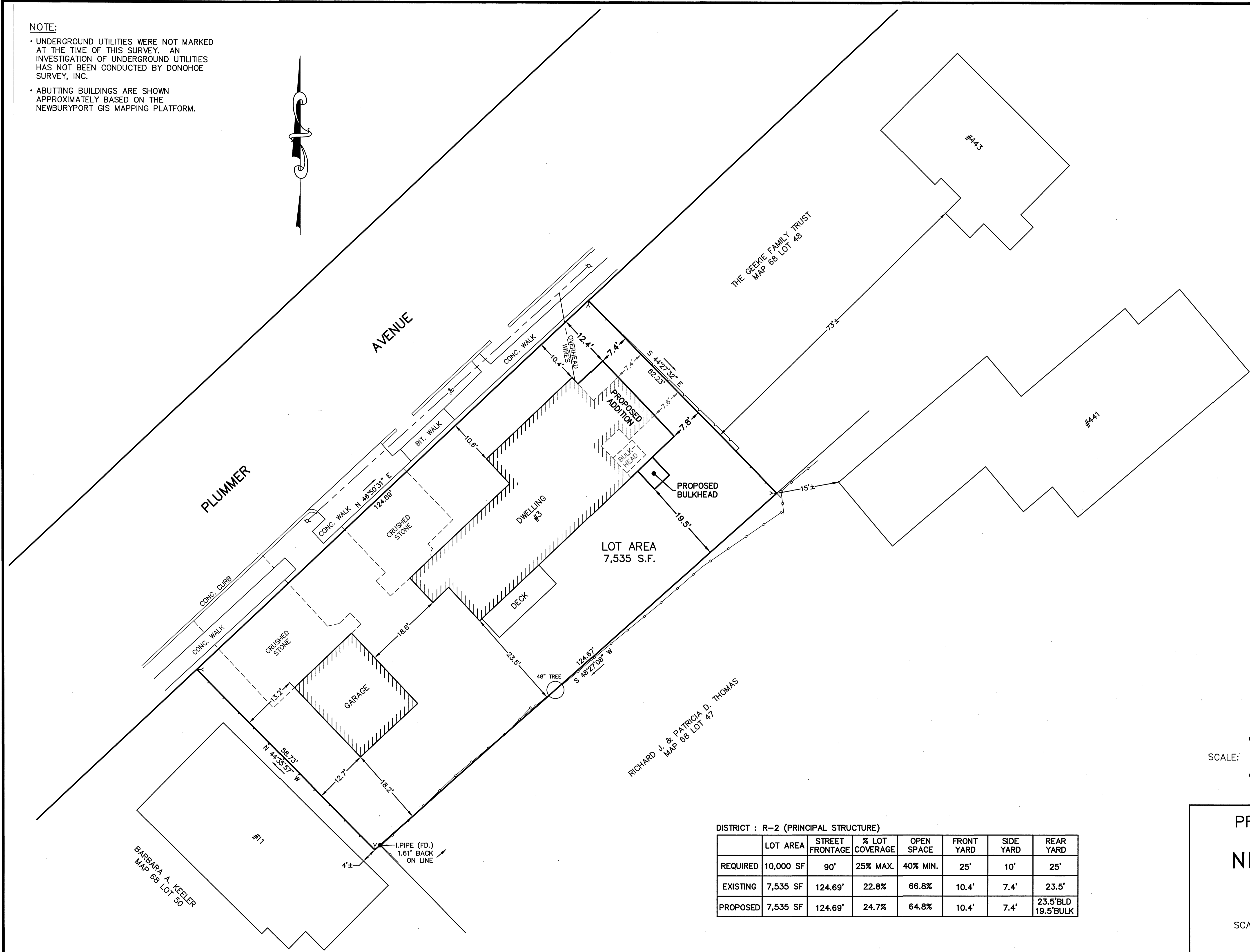
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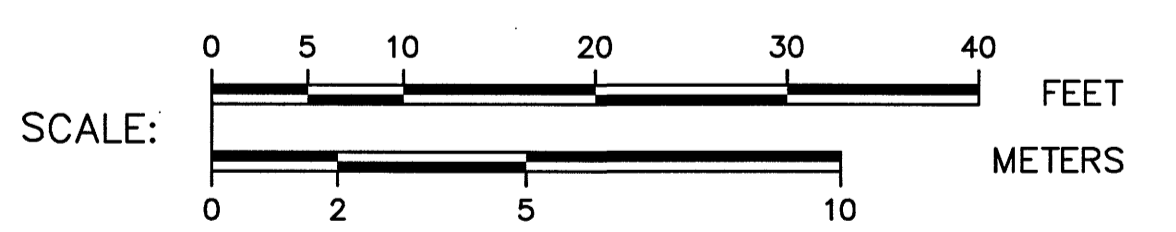
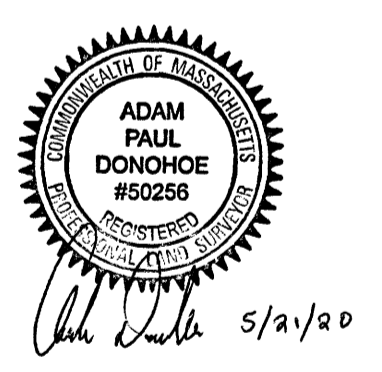
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LOT AREA
7,535 S.F.



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REAR ELEVATION (SOUTHERLY)



LEFT SIDE ELEVATION (EASTERLY)



FRONT ELEVATION (NORTHERLY)

BENJAMIN NUTTER ARCHITECTS, LLC
 POST OFFICE BOX 254
 TOPSFIELD, MASSACHUSETTS 01963
 T: 978.887.9836 BENJAMINNUTTER.COM

DRAWN BY:
 DS

PRINTS MADE:
 MAY 26, 2020

PROPOSED ELEVATIONS
 SCALE: 1/4" = 1'-0"

ALTERATIONS & ADDITIONS FOR
 BLEILER RESIDENCE
 3 PLUMMER AVENUE
 NEWBURYPORT, MA

A2.1

Newburyport Historical Commission
DEMOLITION PLAN REVIEW APPLICATION

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