



September 30, 2020

By Hand

Glen Richards, Chair
Historic Commission
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Revised Plans Following Initial Meeting;
123 State Street, Newburyport, MA (the "Property")
Assessor's Map: 50 Lot: 33


Dear Mr. Richards:

Reference is made to the above-captioned matter. In that connection, this firm represents Crane Properties, LLC the owners of the Property (the "Applicant"), who will be renovating the single family home.

During the initial meeting of the Commission, the Applicant was requested to revise several apparent discrepancies in the elevations. Additionally, the Applicant was requested to add more detail regarding the items to be refurbished on the original structure, skirting along the two side bump outs, notations on reuse of the arched windows in the rear and detail regarding the siding. To that end the Applicant has indeed included all of the requested details and clarifications. Further, the Applicant will be using cedar clapboard siding with a 4 inch reveal and has added corner boards – both now shown on the plans.

We look forward to reviewing these details with you at your October 8 meeting.

Respectfully submitted
Crane Properties, LLC
By their Attorney



Lisa L. Mead



Attachment
cc: client

Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747
www.mtclawyers.com

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

Elevation Legend

-  Area of existing exterior wall (to remain)
-  Area of existing exterior wall (to be removed)

NOTE:
All Second Empire Cottage detailing to remain

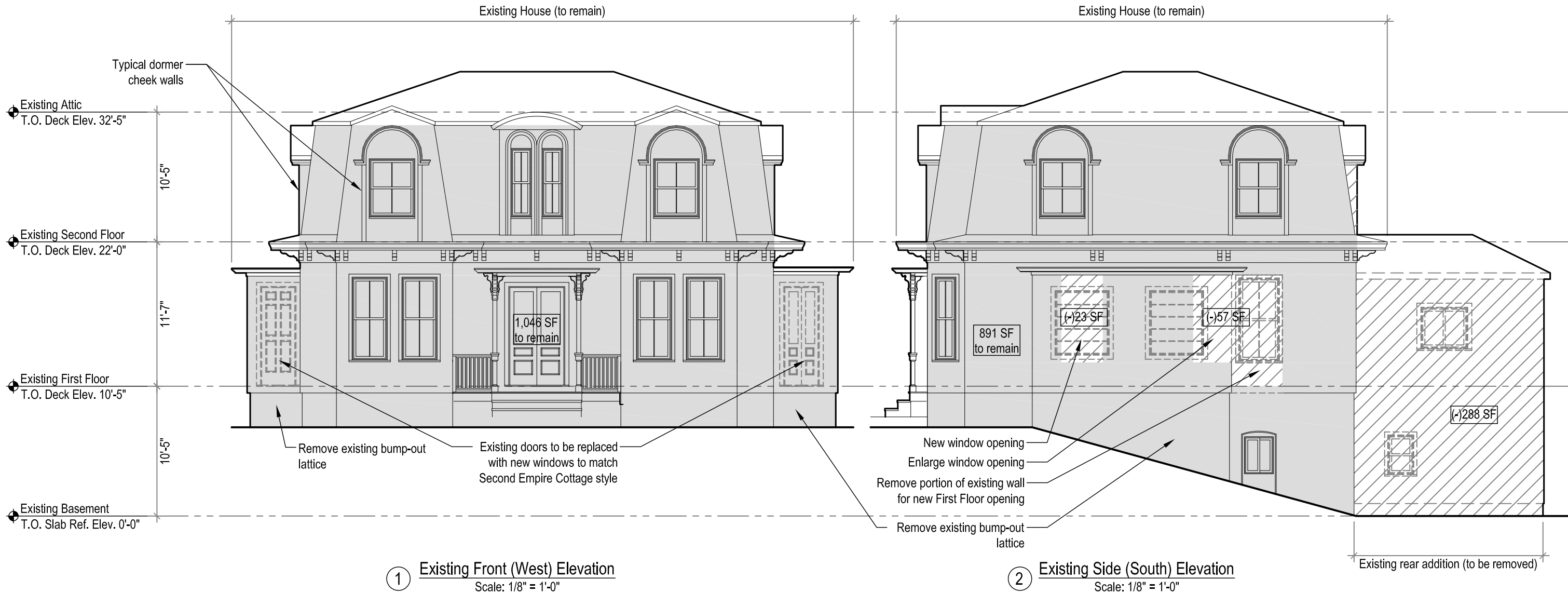
Existing Exterior Wall Elevation Square Footage

	Area to remain	Area to be removed	Total Area
Front (West) Elevation	1,046 SF	0 SF	1,046 SF
Side (South) Elevation	891 SF	368 SF	1,259 SF
Rear (East) Elevation	792 SF	570 SF	1,362 SF
Side (North) Elevation	972 SF	288 SF	1,260 SF
Total	3,701 SF (75%)	1,226 SF (25%)	4,927 SF

NOTE:
- Roof planes not included in area calculations
- Refer to Typical Dormer Square Footage for more info.

Typical Dormer Square Footage

Dormer cheek wall (single wall) = 3 square feet
 Total number of dormer cheek walls = 20 (x) 3 SF per wall = 60 total square feet
 Total cheek walls (to be removed) = 4 walls (x) 3 SF per wall = 12 total square feet
 Total cheek walls (to remain) = 16 walls (x) 3 SF per wall = 48 total square feet



① Existing Front (West) Elevation
Scale: 1/8" = 1'-0"

② Existing Side (South) Elevation
Scale: 1/8" = 1'-0"

Elevation Legend

- Area of existing exterior wall (to remain)
- Area of existing exterior wall (to be removed)

NOTE:
All Second Empire Cottage detailing to remain

Existing Exterior Wall Elevation Square Footage

	Area to remain	Area to be removed	Total Area
Front (West) Elevation	1,046 SF	0 SF	1,046 SF
Side (South) Elevation	891 SF	368 SF	1,259 SF
Rear (East) Elevation	792 SF	570 SF	1,362 SF
Side (North) Elevation	972 SF	288 SF	1,260 SF
Total	3,701 SF (75%)	1,226 SF (25%)	4,927 SF

NOTE:
- Roof planes not included in area calculations
- Refer to Typical Dormer Square Footage for more info.

Typical Dormer Square Footage

Dormer cheek wall (single wall) = 3 square feet
Total number of dormer cheek walls = 20 (x) 3 SF per wall = 60 total square feet

Total cheek walls (to be removed) = 4 walls (x) 3 SF per wall = 12 total square feet
Total cheek walls (to remain) = 16 walls (x) 3 SF per wall = 48 total square feet



Proposed Work for Second Empire Restoration:

1. All existing Second Empire Architectural Details to remain unless otherwise noted.
2. All existing Second Empire Architectural Woodwork is to be stripped and refinished, repaired if needed, or replaced in kind if deemed unrepairable in the field.

Existing Architectural Woodwork will include:

- Existing Roof edge, with internal gutter
- Existing Dormers: Arched roof edge trim, decorative corner bracket and panel infill
- Existing Frieze: Frieze board & decorative brackets and wood moldings (shadow board)
- Front Porch: roof edge, columns with decorative bracket detail, and railings
- All existing Second Empire window/door casings & sills are to remain unless noted on plans.

3. Existing Roofing

- Existing slate roof to remain. The existing slate tile has been previously painted. The paint is to be stripped and the slate returned to its natural color. Individual tiles to be repair if needed, or replaced in kind if missing.
- The existing arched dormer roof to be cleaned and inspected, and repaired if needed.
- The existing low pitched roofs including Main roof, and single story bump out, is to be inspected, and repaired if need.

4. All replacement windows, and new windows, to be the Marvin Elevate Collection with simulated divided lights with 2/2 pattern - to match Second Empire Cottage window style

5. Siding: Existing asbestos siding to be removed entirely and be replaced with new Cedar clapboard siding with 4" exposure, and 1x6 composite (Boral) corner boards.

Typical Arched Top Dormers

All architectural woodwork to remain, and be refinished.

Refer to existing photo for more information

Marvin Elevate Collection with simulated divided lights - to match Second Empire Cottage window style

Existing Attic

T.O. Deck Elev. 32'-5"

Roof Edge & Internal Gutter

All existing architectural woodwork to remain and be refinished, repaired if needed. Note - there is no internal gutter on the side bump outs

Existing Second Floor

T.O. Deck Elev. 22'-0"

Frieze & Decorative Brackets

Existing Frieze, shadow boards and decorative brackets are to remain and be refinished or repaired if needed.

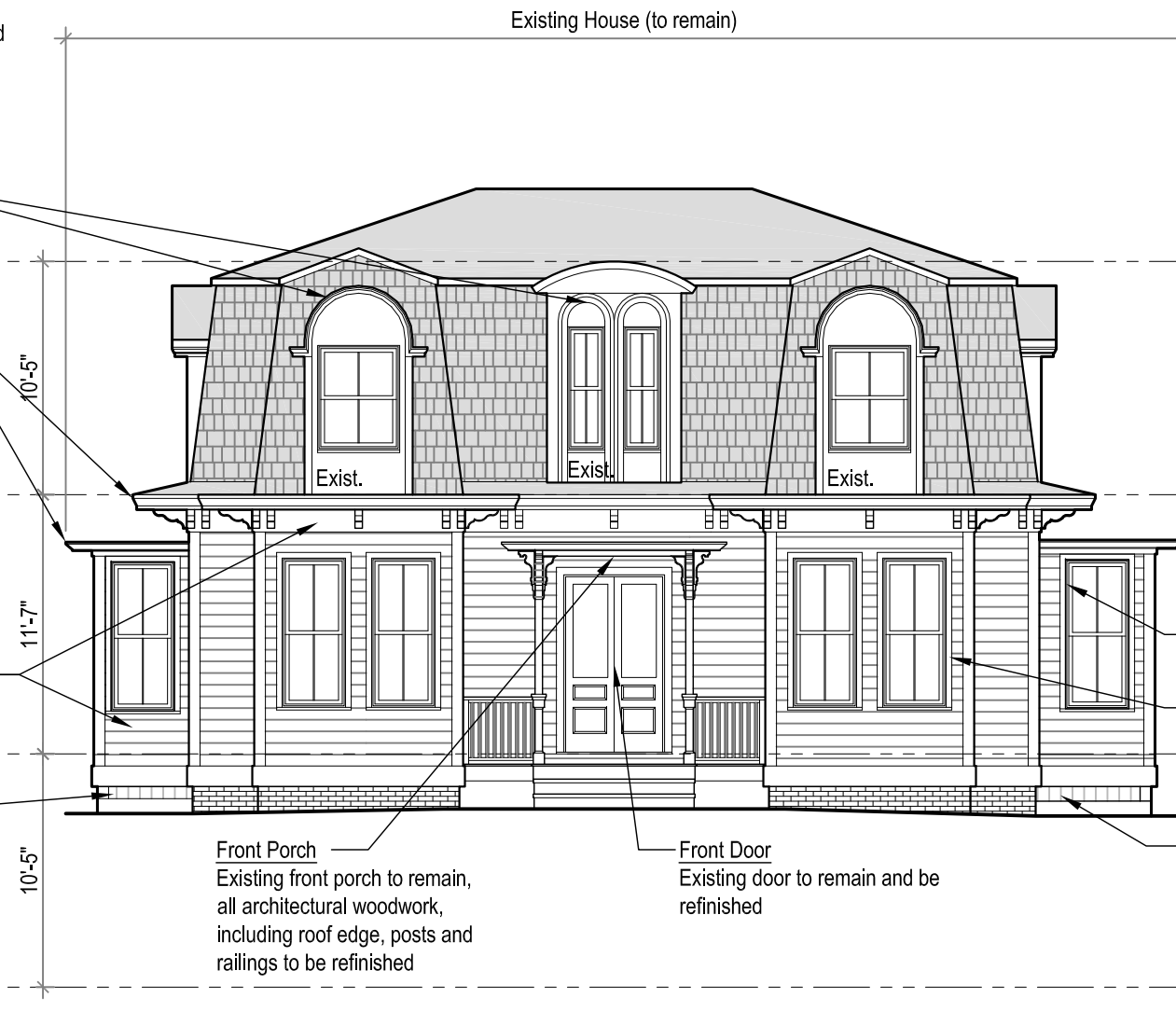
Existing First Floor

T.O. Deck Elev. 10'-5"

New Skirting

Existing Basement

T.O. Slab Ref. Elev. 0'-0"



1 Proposed Front Exterior Elevation - (West)
Scale: 1/8" = 1'-0"

Typical Dormer Woodwork
Arched Roof Edge condition
Corner Bracket Detail
Panel Infill
New Window

Main Roof Edge Woodwork:
Crown Molding
Internal Gutter
Decorative Bracket
Shadow Board & Frieze

Typical Window/Door Woodwork:
Casing
Sill
Window to be replaced

New Window Openings
New window casing & Sill to match existing

Existing Window Openings
Existing window casings & sill detail to remain and be refinished, or repaired if needed.

Skirting at side bump outs:
new composite 1x6 vertical boards with 1/2" spacing, installed on PT wood framing between existing brick piers

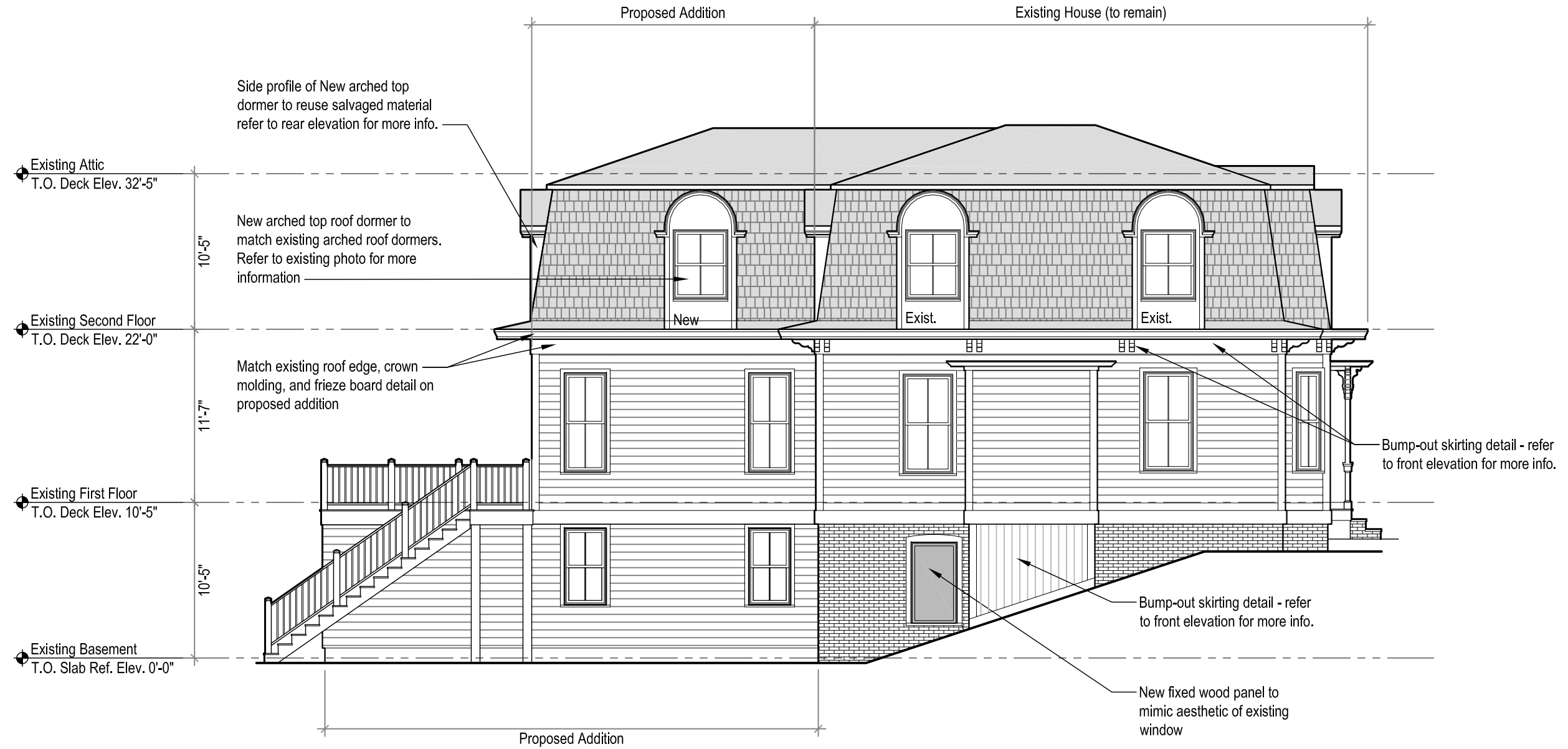
Front Porch Woodwork:
Roof Edge
Column & Bracket
Railing

Existing Mansard Roof
roof edge to be refinished or repair if needed
existing slate to remain - paint to be stripped
refer to notes regarding Architectural Woodwork for roof edge for more info.

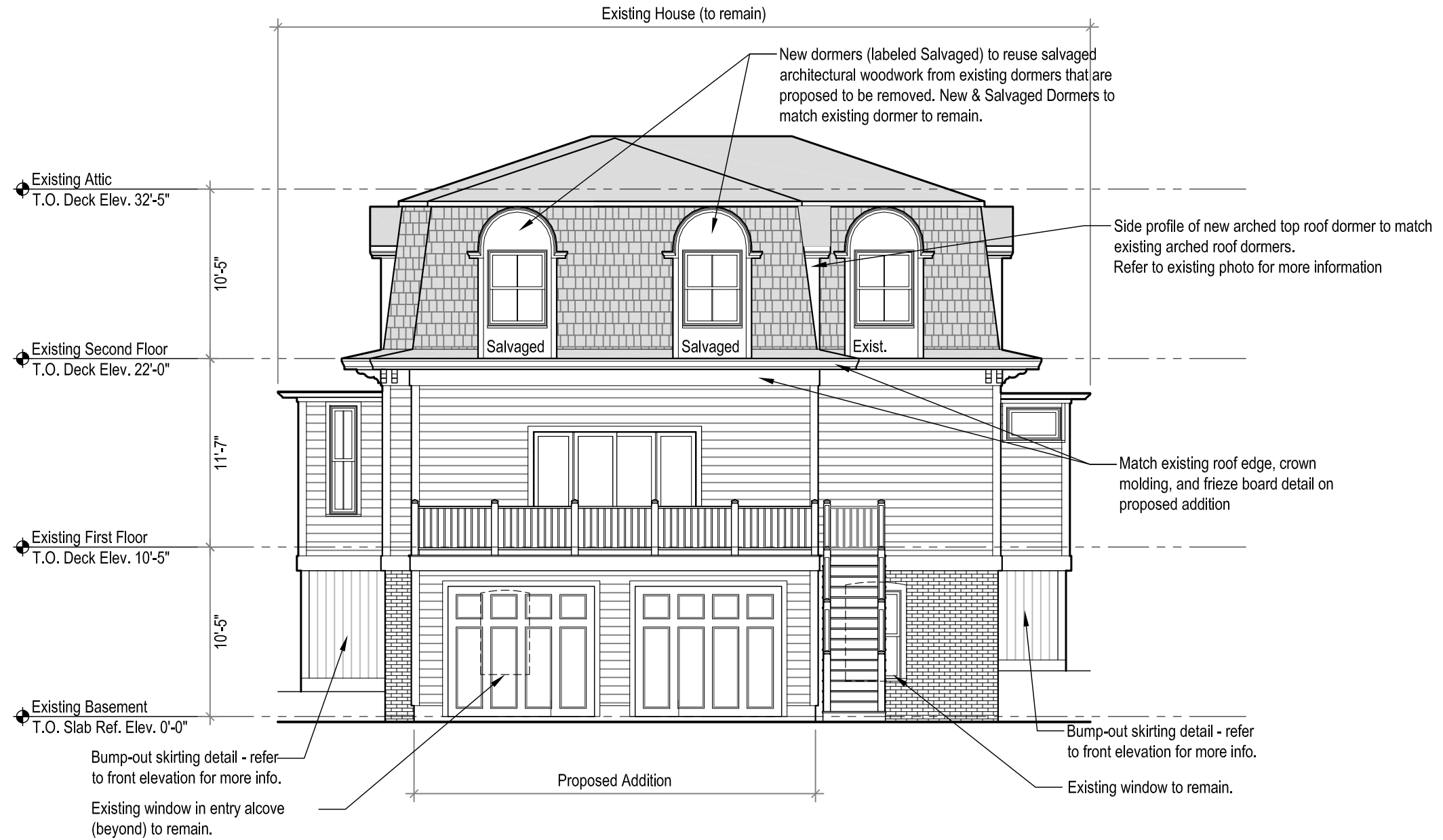


2 Existing Photo of Front Exterior Elevation - (West)
Scale: N.T.S.

Refer to Proposed Front Elevation for typical notes regarding the proposed work for Second Empire Restoration:



Refer to Proposed Front Elevation for typical notes regarding the proposed work for Second Empire Restoration:



Refer to Proposed Front Elevation for typical notes regarding the proposed work for Second Empire Restoration:

