

123 State Street Overview

- Partial Building Demolition where Applicant is proposing to remove rear portion of the Structure and construct addition to replace it.
- Rear portion to be removed was not part of original structure, is constructed poorly, does not integrate well with the original structure, and is in disrepair and unsafe.
- Proposed addition entirely behind the structure and adding only an additional 466 square feet to what currently exists.
- Addition will be finished with same reveal and details appropriate for the period.



























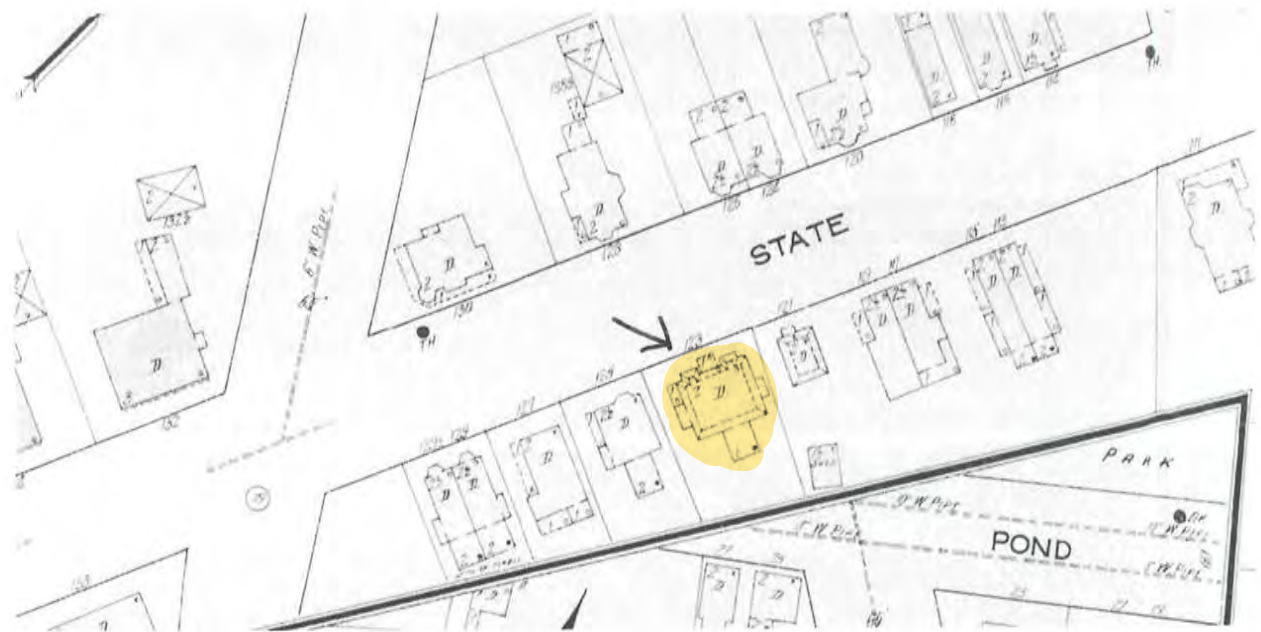






123 State Street Historical Overview

- House constructed in or around 1875 according to District Data Sheet and described as Second Empire Cottage.
- No Form B is available.
- Earliest Sanborn Map showing structure is from 1914.
- Form of structure on map appears similar to what exists today but viewing structure in person shows that there are two additions in form of rear bump outs.
- According to Architect William Nolan, it appears most recent addition was in 1980s based on materials used.



Sanborn 1914

City of Newburyport

08/11/202





Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



Legend

- Municipal Boundary
- Parcels (on aerial)
- Roads
 - Interstate
 - Major Road
 - Local Road
 - Railroad

Elevation Legend	
	Area of existing exterior wall (to remain)
	Area of existing exterior wall (to be removed)

Existing Exterior Wall Elevation Square Footage			
	Area to remain	Area to be removed	Total
Front (West) Elevation	1,028 SF	0 SF	1,028 SF
Side (South) Elevation	884 SF	363 SF	1,247 SF
Rear (East) Elevation	902 SF	442 SF	1,344 SF
Side (North) Elevation	960 SF	288 SF	1,248 SF
Total	3,774 SF (77.5%)	1,093 SF (22.5%)	4,867 SF

NOTE:
Roof planes not included in area calculations



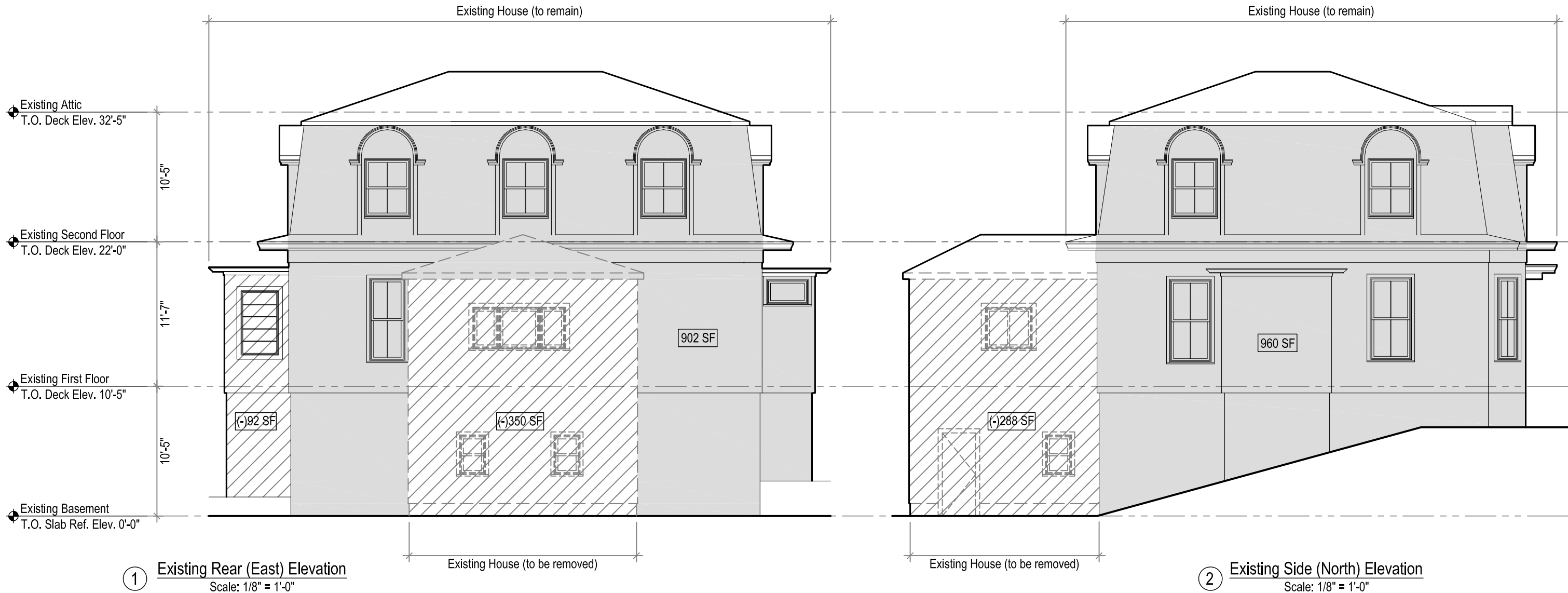
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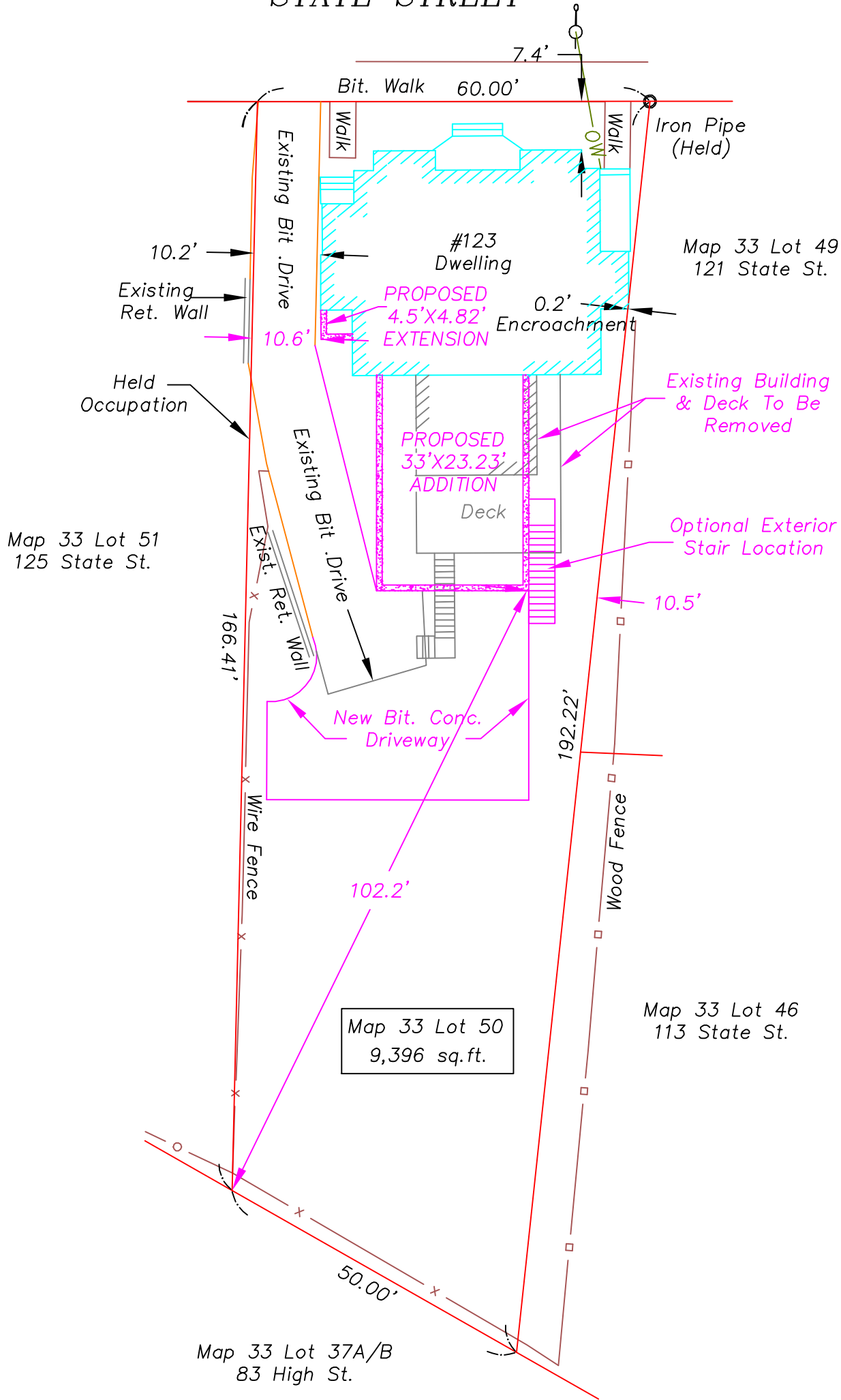
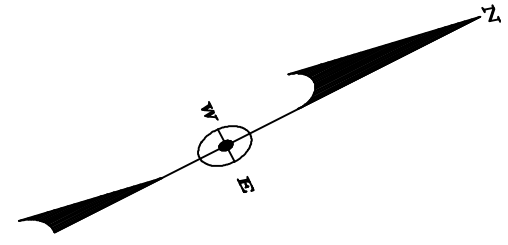
① Existing Rear (East) Elevation
Scale: 1/8" = 1'-0"

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

123 State Street Proposed Addition

- Proposed rear addition will not exceed height or width dimensions of the existing structure and is only adding 466 square feet to what currently exists.
- Detailing and reveal of the addition will match that of the Second Empire Cottage style referenced in the existing house.
- Existing house will be maintained with existing features being refinished where possible; or if restoration not possible to be replaced with appropriate items to maintain the Second Empire Cottage style.

STATE STREET



PROPOSED PLOT PLAN
123 STATE STREET
NEWBURYPORT, MASSACHUSETTS

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

- REFERENCES:
1) Deed Book 37923 Page 208
2) Plan Book 445 Plan 59
3) Essex County L.O.#2211



August 10, 2020 Scale: 1"=20'

HOR. SCALE IN FEET



