

**123 State Street,  
Newburyport**

*Continued Meeting on Application for*  
**Demolition Permit**

**October 8, 2020**





Mead, Talerman & Costa, LLC  
Attorneys at Law

**123 State Street,  
Newburyport**  
**Recap of Prior  
Meeting and Updates**

**Recap of Prior Meeting and Updates**

- Commission passed motion that the form of the proposed rear addition was acceptable as shown on the plans presented.
- Commission requested additional details/revisions to plans including:
  - Details regarding items to be refurbished on original structure;
  - Skirting along two side bump outs;
  - Notations on the reuse of arched windows in rear of structure; and
  - Details regarding the siding.
- Above have all been added to the plans.
- Notably, Applicant is now using cedar clapboard with 4-inch reveal and adding corner boards.

**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

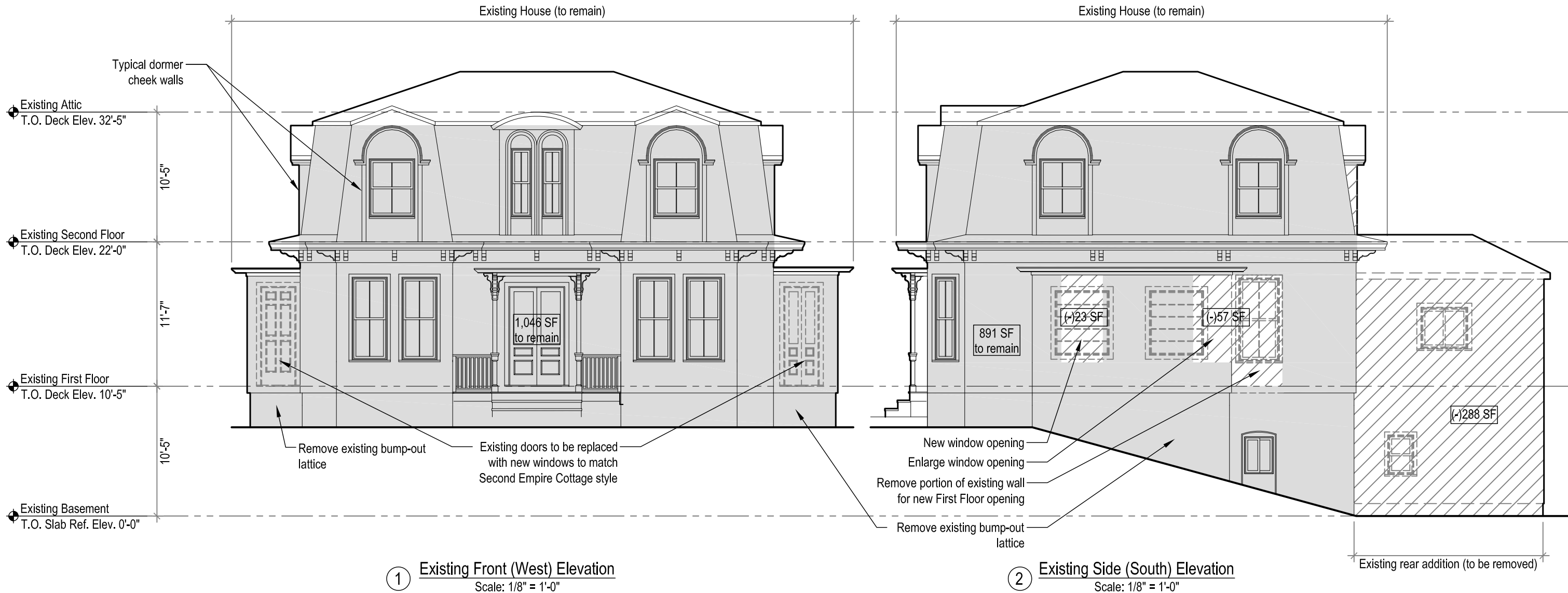
**Existing Exterior Wall Elevation Square Footage**

	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
<b>Total</b>	<b>3,701 SF (75%)</b>	<b>1,226 SF (25%)</b>	<b>4,927 SF</b>

**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

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**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.

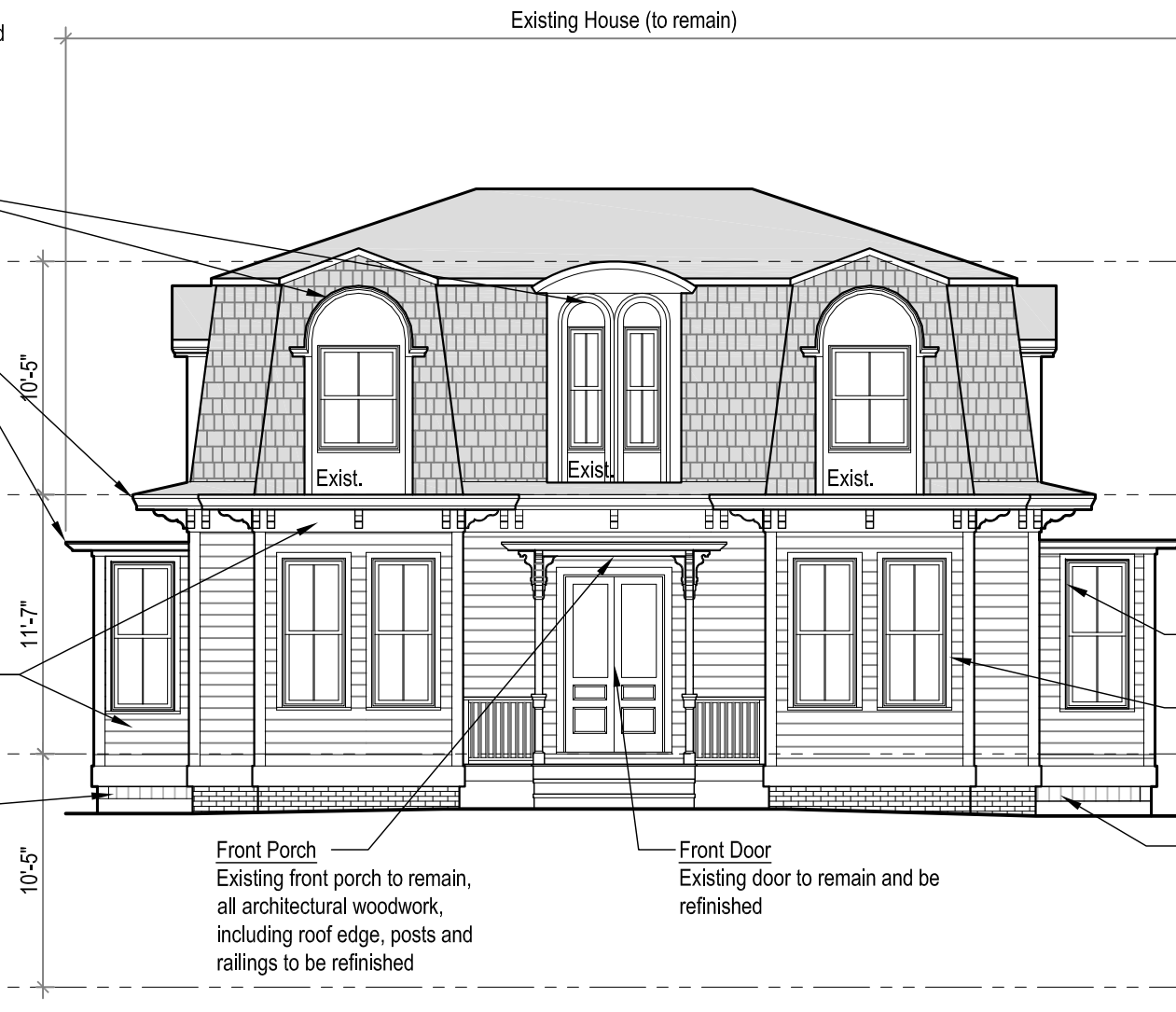
**Existing First Floor**

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

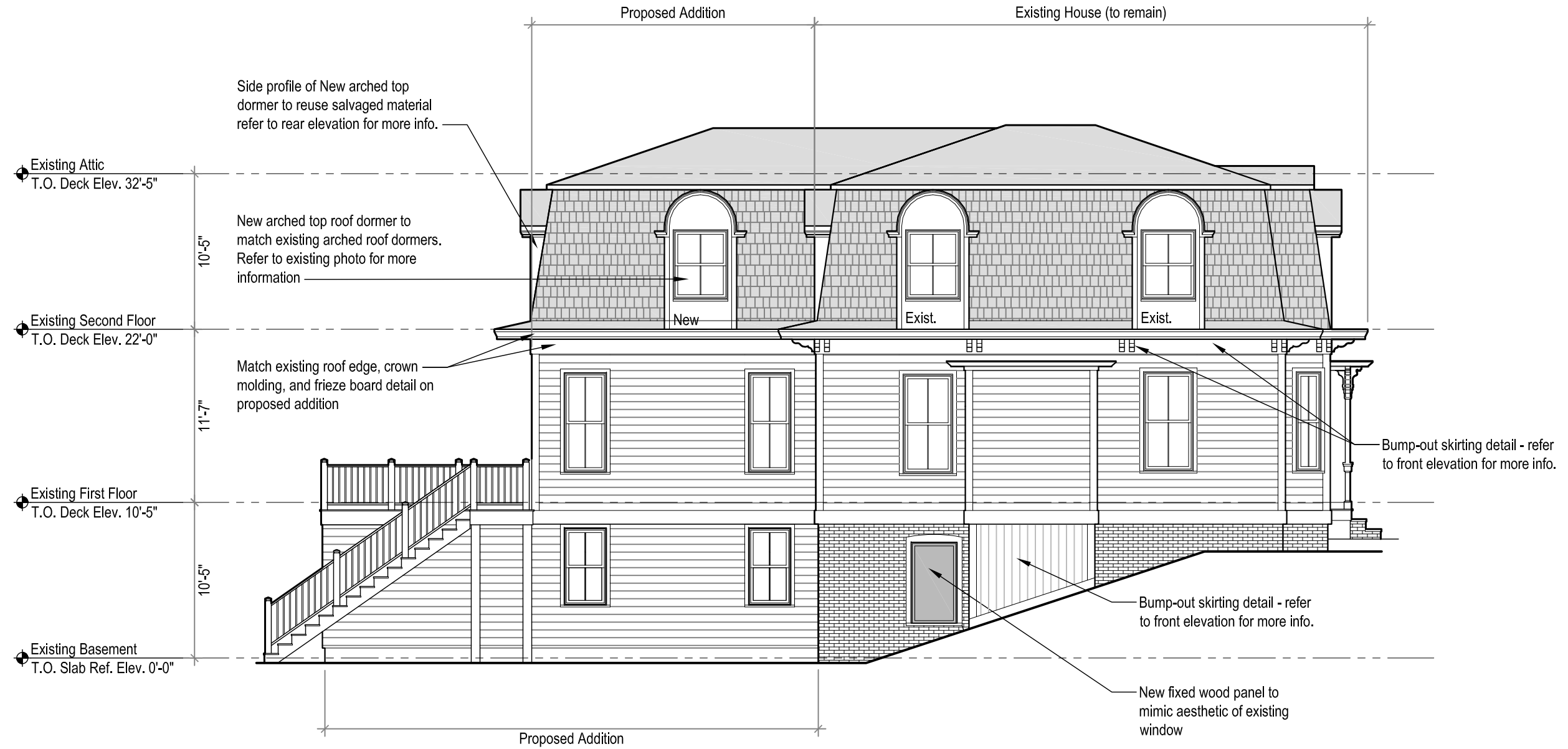
**Front Porch Woodwork:**  
Roof Edge  
Column & Bracket  
Railing

**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.

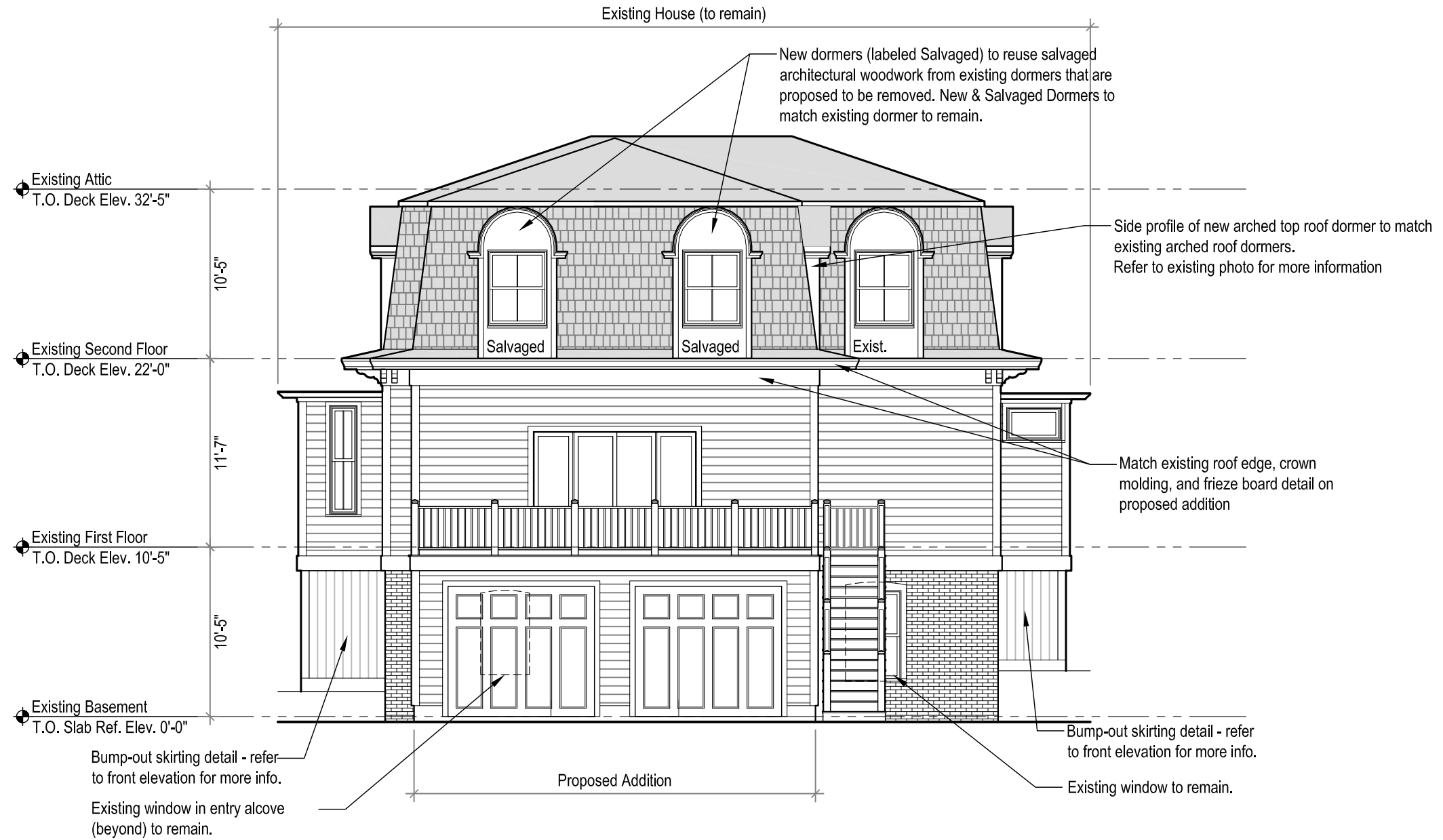


2 Existing Photo of Front Exterior Elevation - (West)  
Scale: N.T.S.

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:



Proposed Rear (East) Exterior Elevation

Scale: 1/8" = 1'-0"

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

