

21-23 Walnut Street Overview

- Applicants are requesting an Advisory Determination that portion of structure proposed to be removed retains no substantial remaining market value or reasonable use.
- Applicants converting structure from two-family to one-family.
- Portion of structure being removed is at the rear of the structure and is in very poor condition and retains no substantial remaining market value **or** reasonable use and the amount of rehabilitation required to harmonize it with original structure is not reasonably feasible.
- Structural Engineer's opinion was that portion to be removed is "unsafe, unstable and is not capable of resisting expected loadings."

Photos to accompany letter, dated August 10, 2020 from Fix Engineering to Newburyport Historical Commission



Rot of siding and sheathing at base of rear wall due to grade too high.



Interior view of rot and deterioration of rear wall.



In crawl space: wood column set on unstable stone.



In crawl space: wood column set on unstable wood/ brick footing.



Second-floor framing: beams cut off, resulting in an unsafe condition.



Collar ties set too high, which induces too much stress in rafters. Also, the rafter seat cuts at the wall plate are too severe, resulting in overstress in shear.



















17







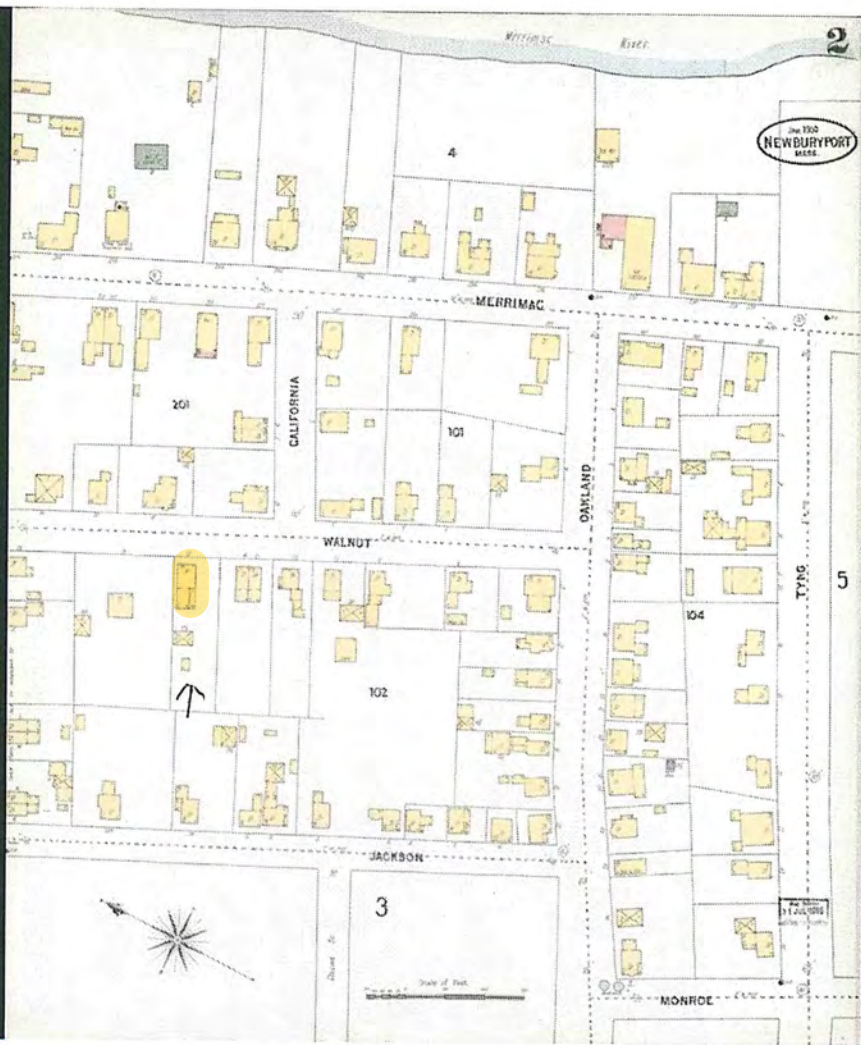


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Illinois
E41 352

21-23 Walnut Street Historical Overview

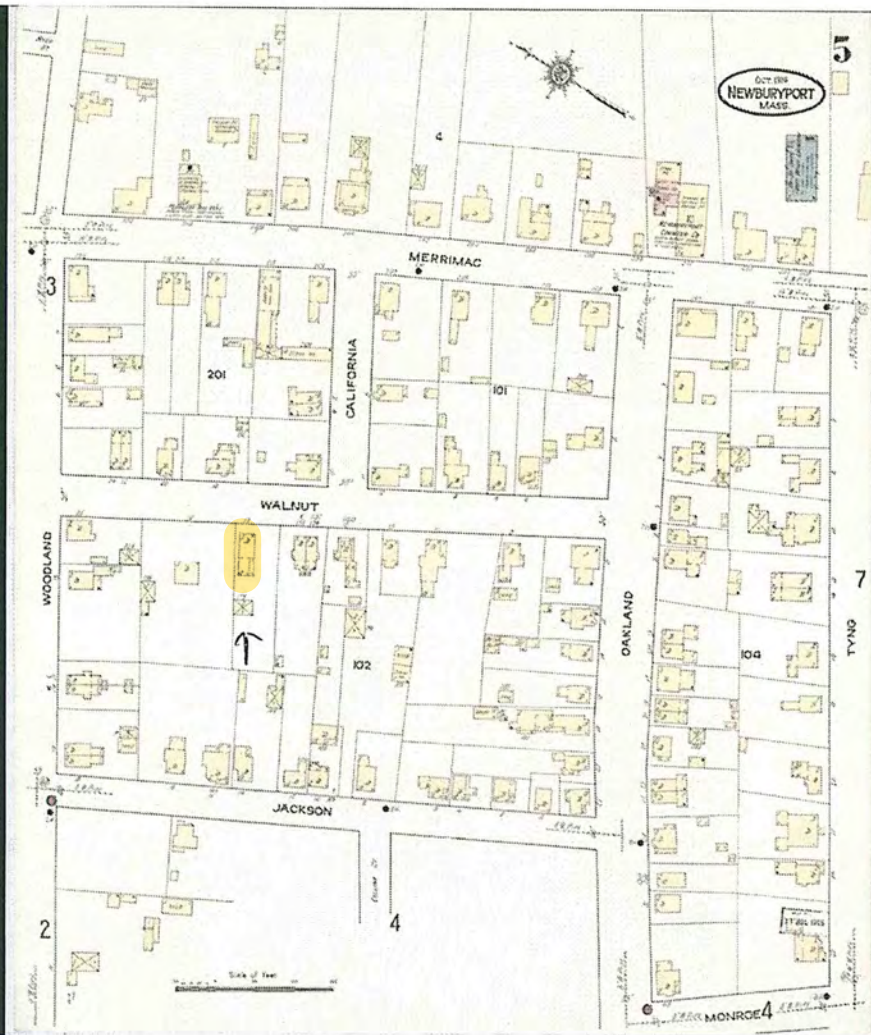
- Structure constructed in 1850 according to District Date Sheet and described as Sidehall Greek Revival.
- No Form B is available.
- Earliest Sanborn Map showing structure is 1900.
- 1900, 1906, and 1914 Sanborn Maps include structure in a similar form as it exists today.
- However, structure was originally one-family use and currently is a two-family use.
- This information, as well as photos of the structure strongly suggest the rear portion of the house to be removed was later added to the structure in multiple iterations.



1960 Sanborn



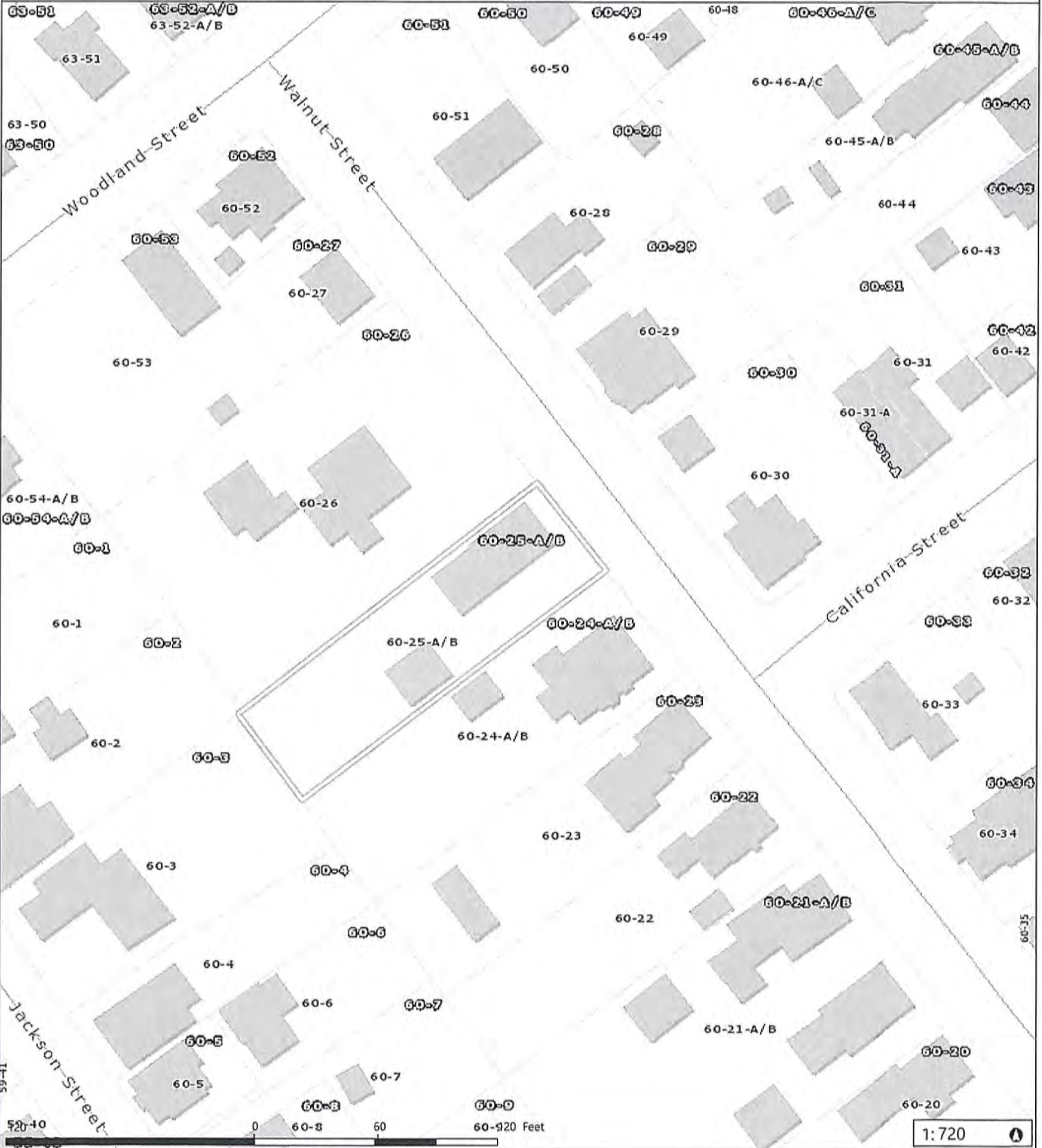
1906 Sanborn



1914 Sanborn

City of Newburyport

08/03/2020



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & Nasall/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

21-23 Walnut Street Proposed Addition

- Proposed addition will remain lower in height than existing structure, will continue to use siding material which is in harmony with the original structure, and include two over two windows.
- Addition is longer than portion being removed but is on same wall plane, maintains the one-story aspect on the southeastern side and has same width on second floor.
- As a result of reviewing how to restore, repair, and reconfigure structure in way that is not too large for existing structure, Applicants determined they need to construct living space in the attic.
- Building code requires stairs to the attic and proposed dormer is to help accommodate for them.
- Dormer has a low reveal: has wall height of only 3'-10" and horizontal awning windows. Also set back 8" from lower wall and 5'-6" from front façade.

project:

DODGE RESIDENCE

21-23 Walnut Street
Newburyport, MA

architect:

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

EXISTING Exterior Elevations

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

24 July 2020

EX2



1 Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"

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EX3



1 Exterior Elevation - REAR
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"

project:

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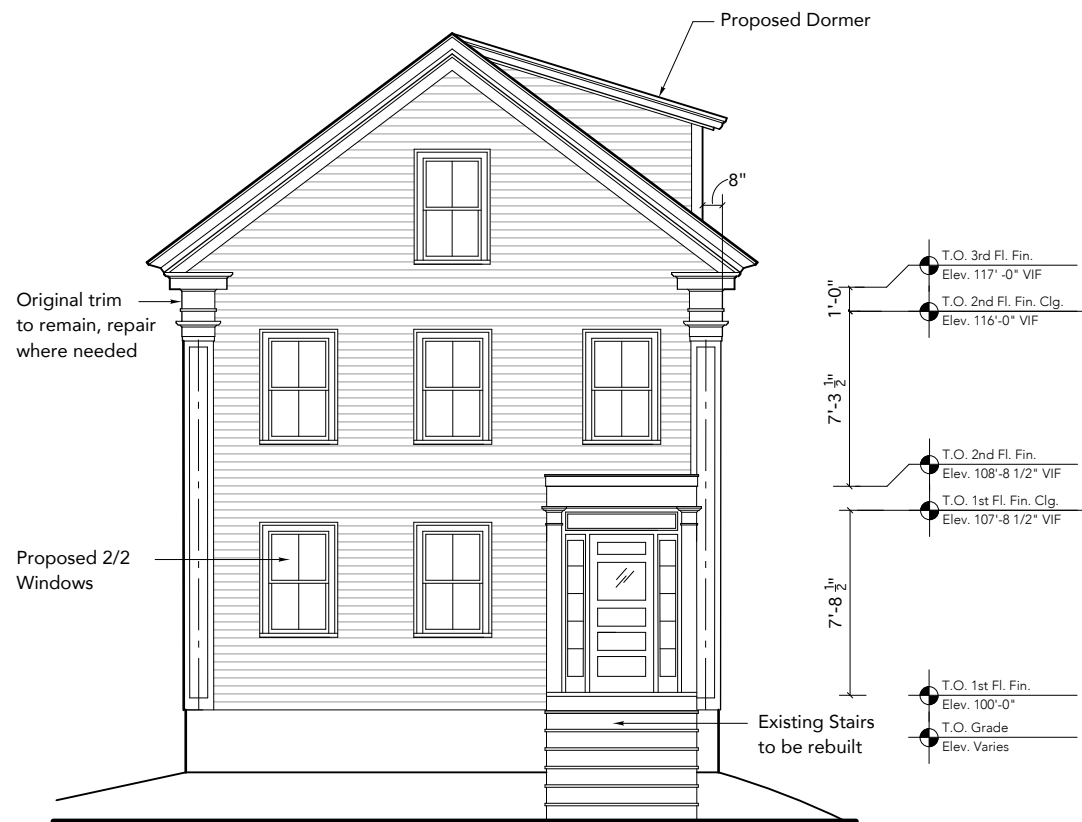
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PROPOSED Exterior Elevations

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

24 July 2020

A02



1 Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"

project:

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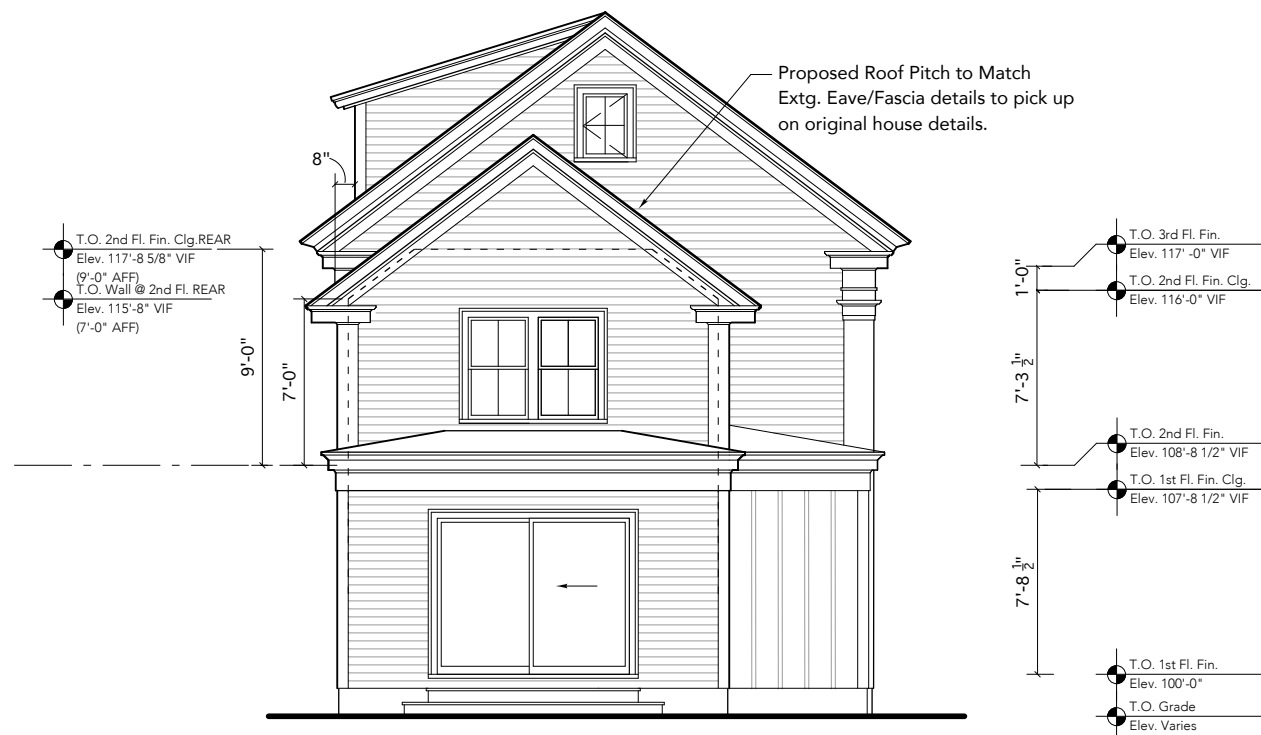
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PROPOSED Exterior Elevations

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

24 July 2020

A03



1 Exterior Elevation - REAR
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"