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September 2, 2020

By Email

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

Re: Revised Plans and Additional Materials;
21-23 Walnut Street, Newburyport, MA (the "Property")
Assessor's Map: 60 Lot: 25 A/B

Dear Mr. Richards:

Reference is made to the above-captioned matter. In that connection, this firm represents Geoff and Nora Dodge the owners of the Property (the "Applicant"), who are proposing renovating and converting this pre-existing non-conforming two-family home to a single family home. Plans were previously presented to the Historical Commission at the August 27, 2020 meeting and a site visit was held on August 30, 2020. The Commission is scheduled to hear this matter again on September 10, 2020. Based on this, the Applicant is now submitting the attached revised plans and materials.

More particularly, the changes shown in the plans include the following:

- Moving the one story mudroom addition in by six inches so as to allow definition to the corner board on the original structure.
- Changing the siding of the mudroom addition to shingles.
- Adding a window on the second floor, in the middle of long wall along the driveway. The original submittal showed the removal of the window.
- Including a trellis as an architectural element in the middle of the first floor where the door is proposed to be removed.

Please do not hesitate to contact me at 978-463-7700 if you have any questions prior to the meeting.

Respectfully submitted
Geoff and Nora Dodge
By their Attorney


Lisa L. Mead

Attachment
cc: client

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

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

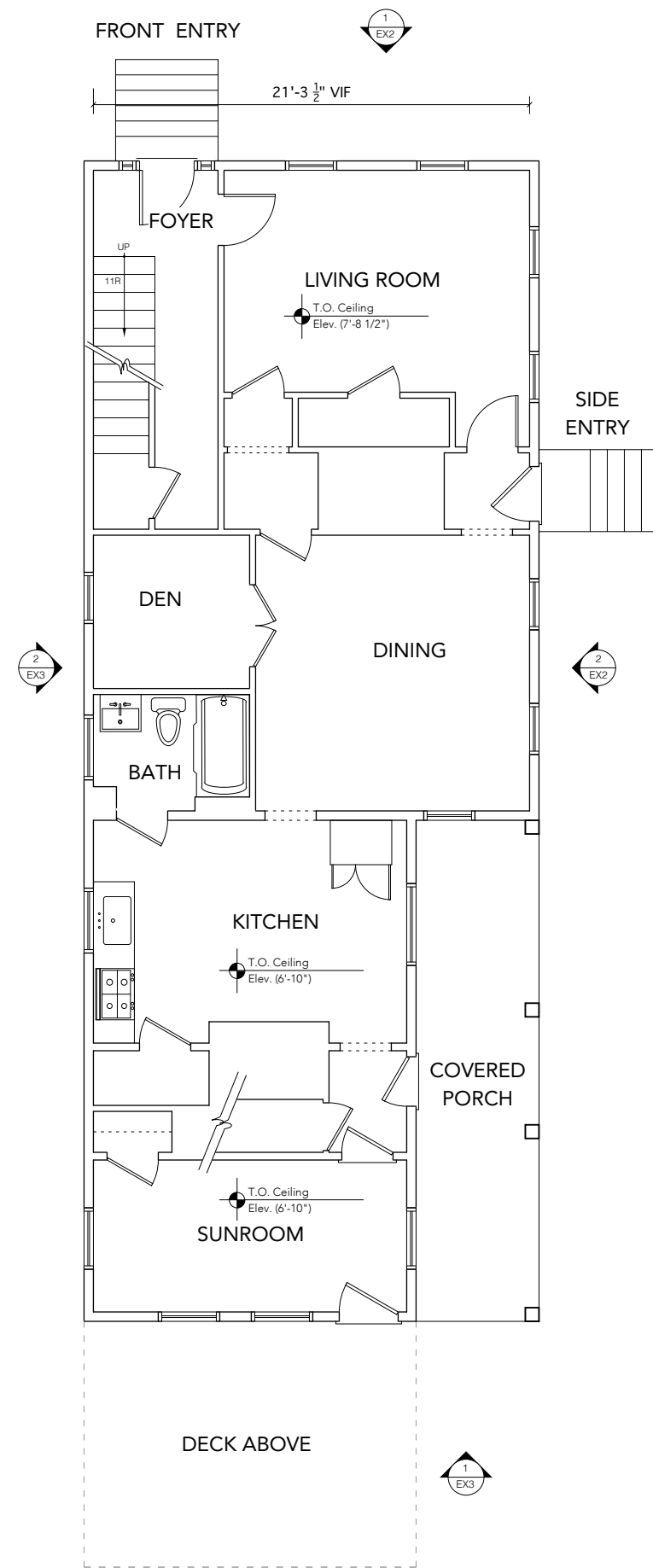
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EXISTING Floor Plans

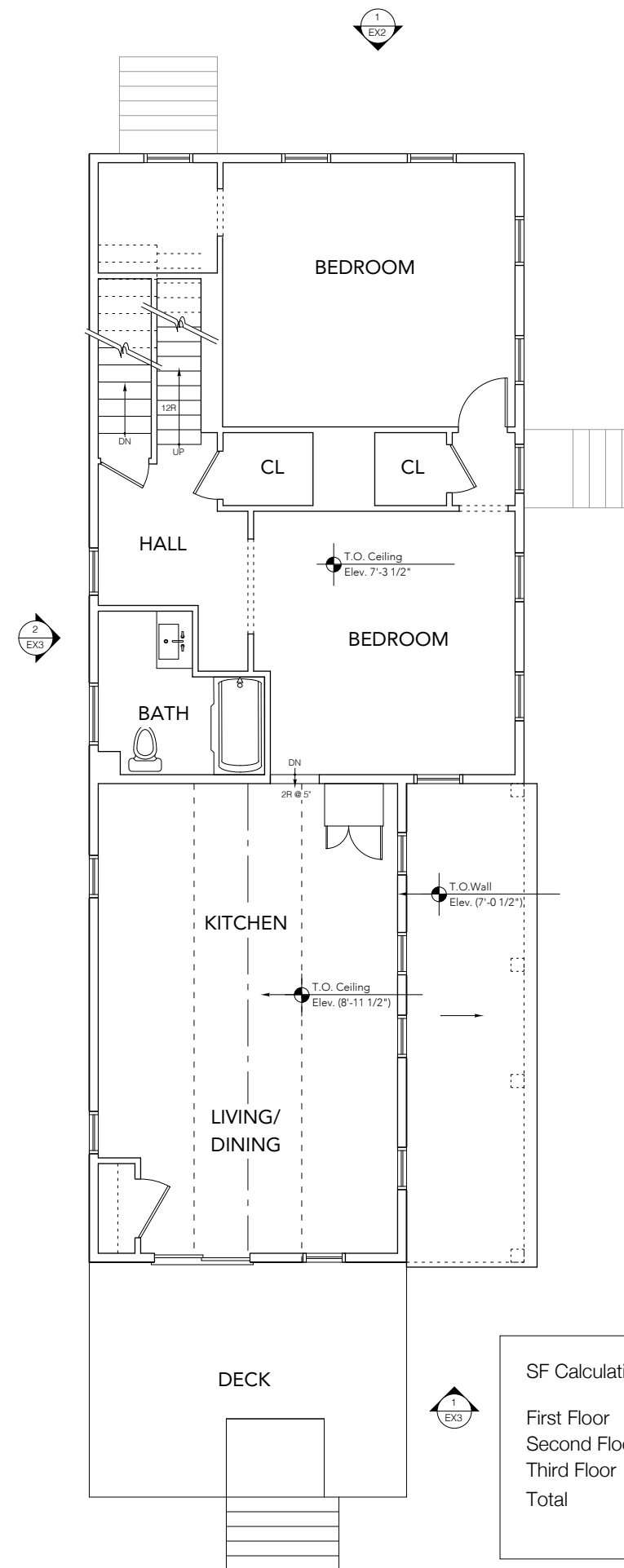
SCALE: 1/8" = 1'-0"

31 august 2020

EX1

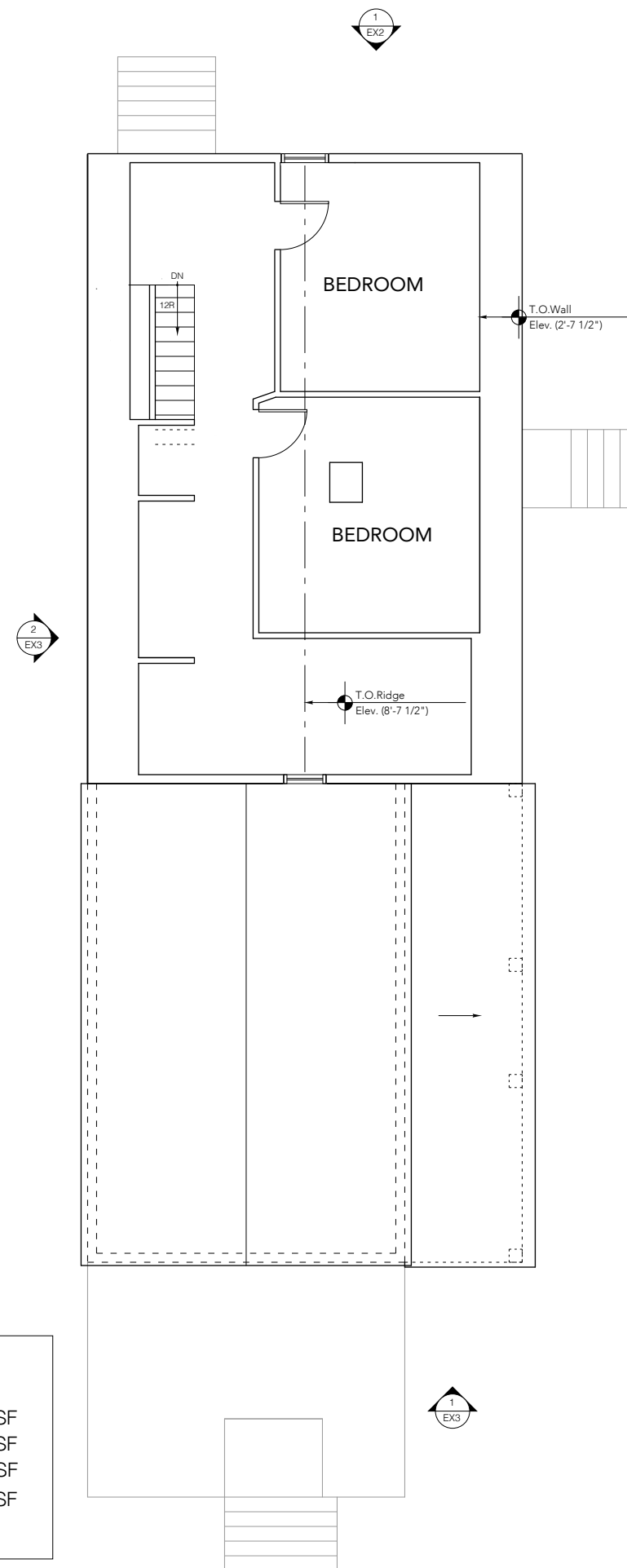


1 First Floor Plan
SCALE: 1/8" = 1'-0"



2 Second Floor Plan
SCALE: 1/8" = 1'-0"

SF Calculations	
First Floor	1,110 SF
Second Floor	1,110 SF
Third Floor	480 SF
Total	2,700 SF



3 Third Floor Plan
SCALE: 1/8" = 1'-0"

project:

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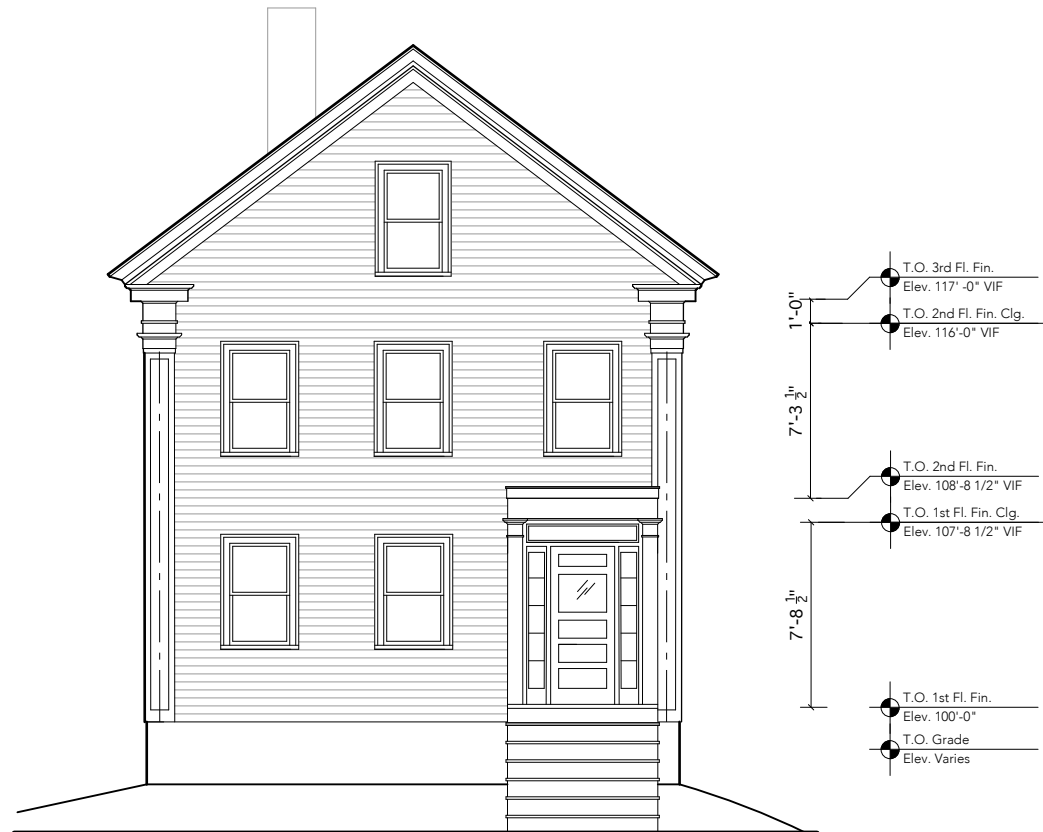
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EXISTING Exterior Elevations

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

31 august 2020

EX2



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



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

project:

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title:

EXISTING Exterior Elevations

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

31 august 2020

EX3



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



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

project:

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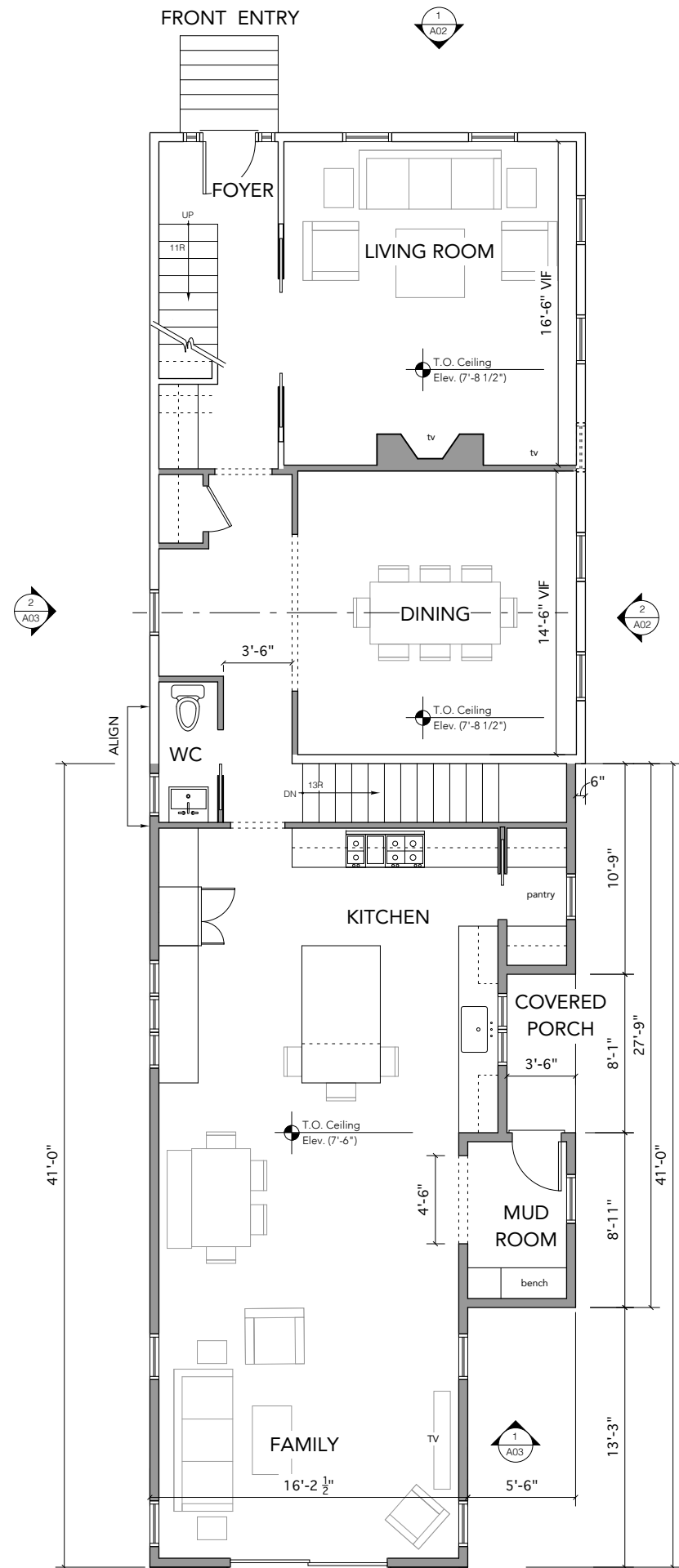
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PROPOSED Floor Plans

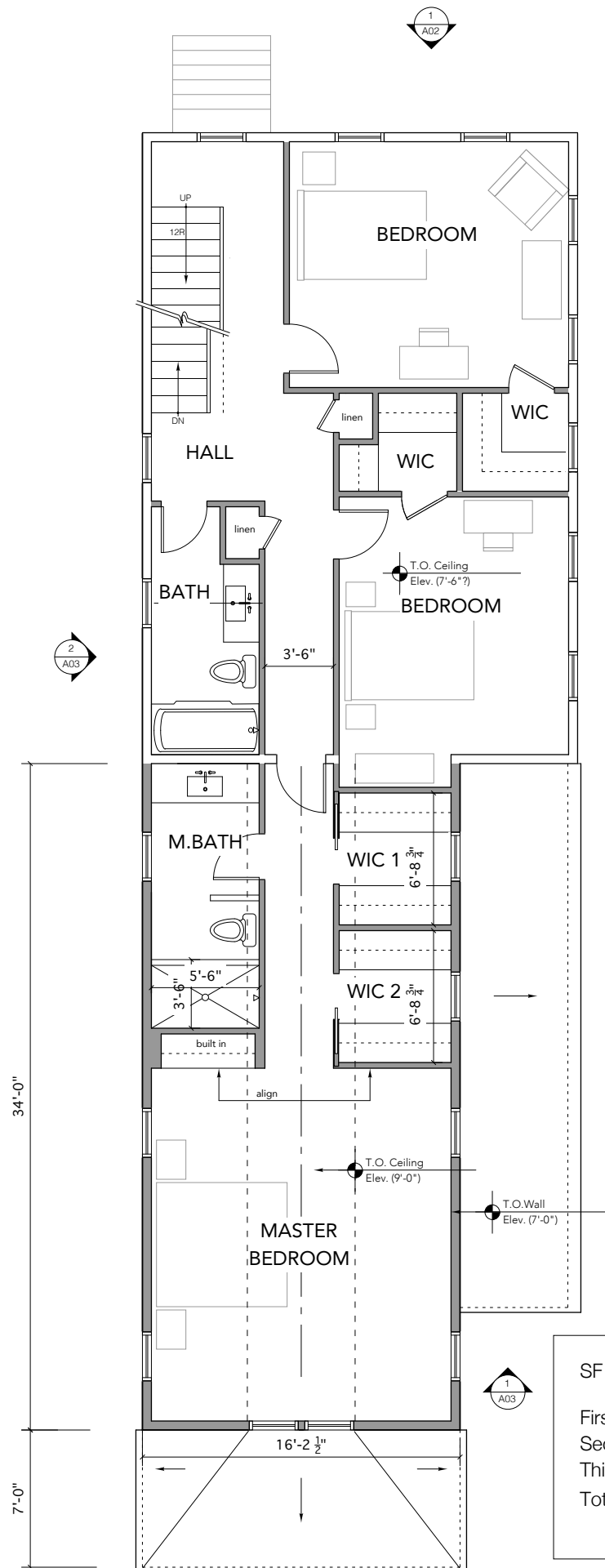
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31 august 2020

A01

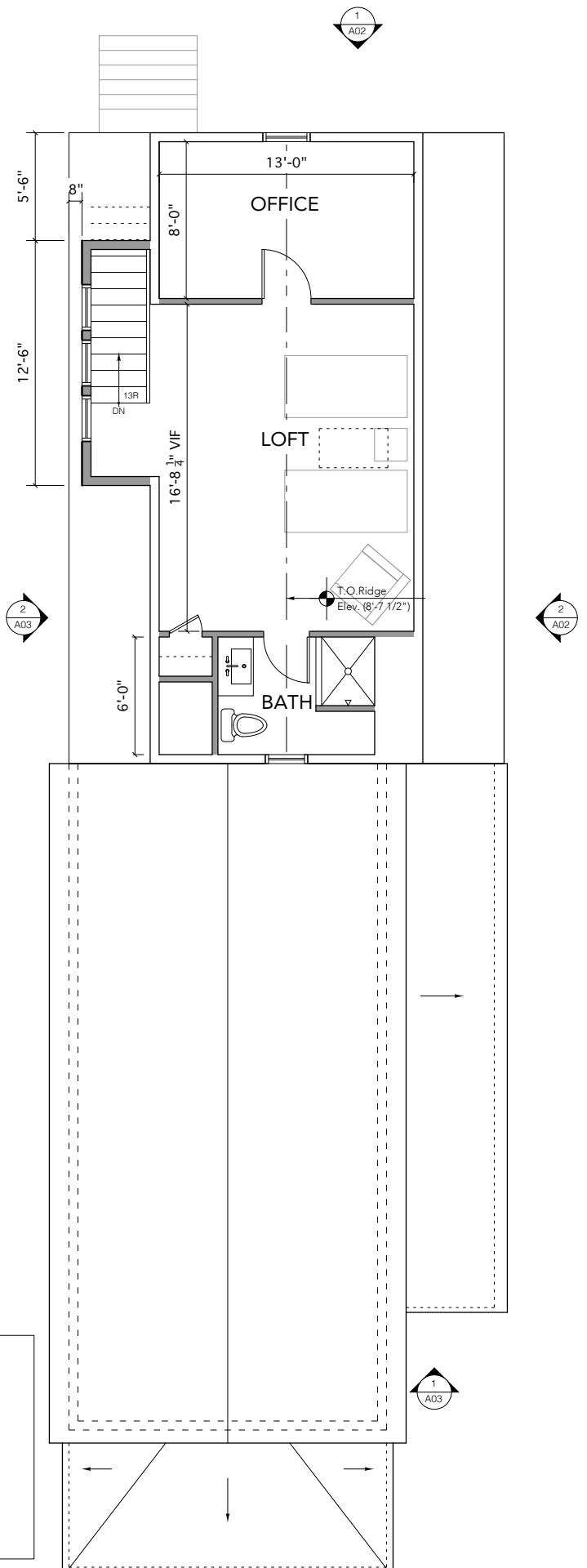


1 First Floor Plan
SCALE: 1/8" = 1'-0"



2 Second Floor Plan
SCALE: 1/8" = 1'-0"

SF Calculations	
First Floor	1,504 SF
Second Floor	1,265 SF
Third Floor	465 SF
Total	3,234 SF



3 Third Floor Plan
SCALE: 1/8" = 1'-0"

project:

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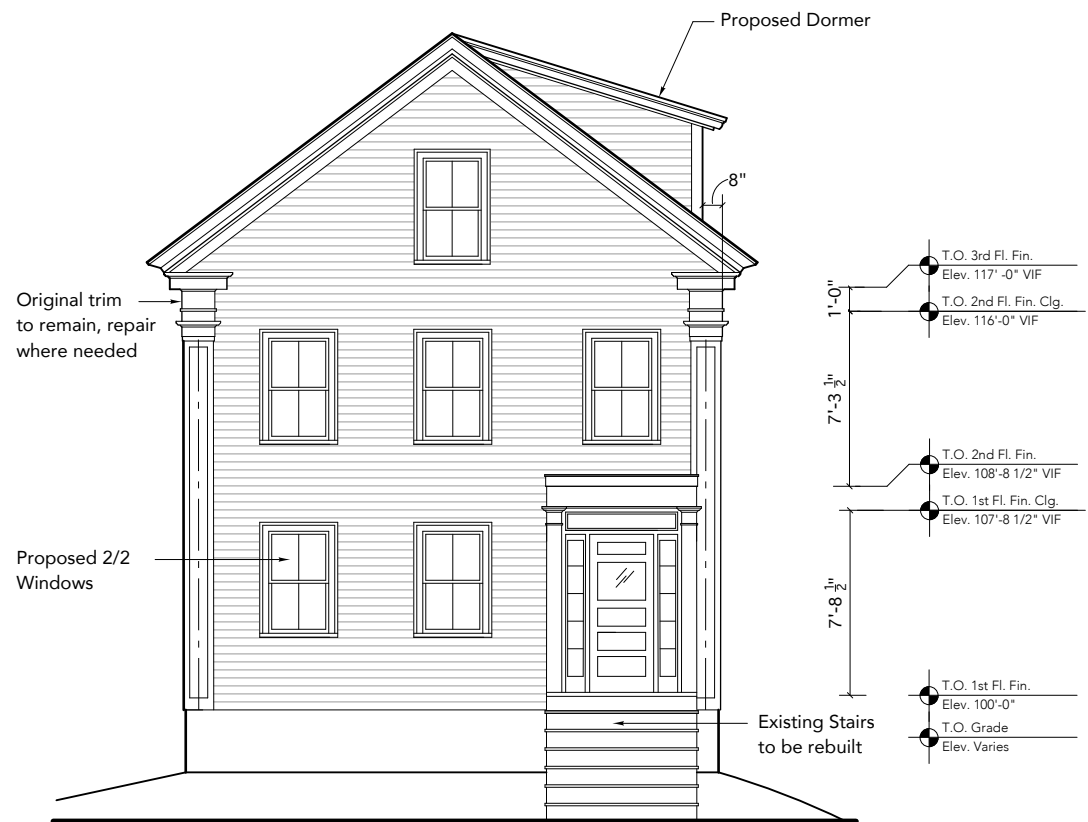
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PROPOSED Exterior Elevations

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

31 august 2020

A02



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



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

project:

DODGE RESIDENCE

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Newburyport, MA

architect:

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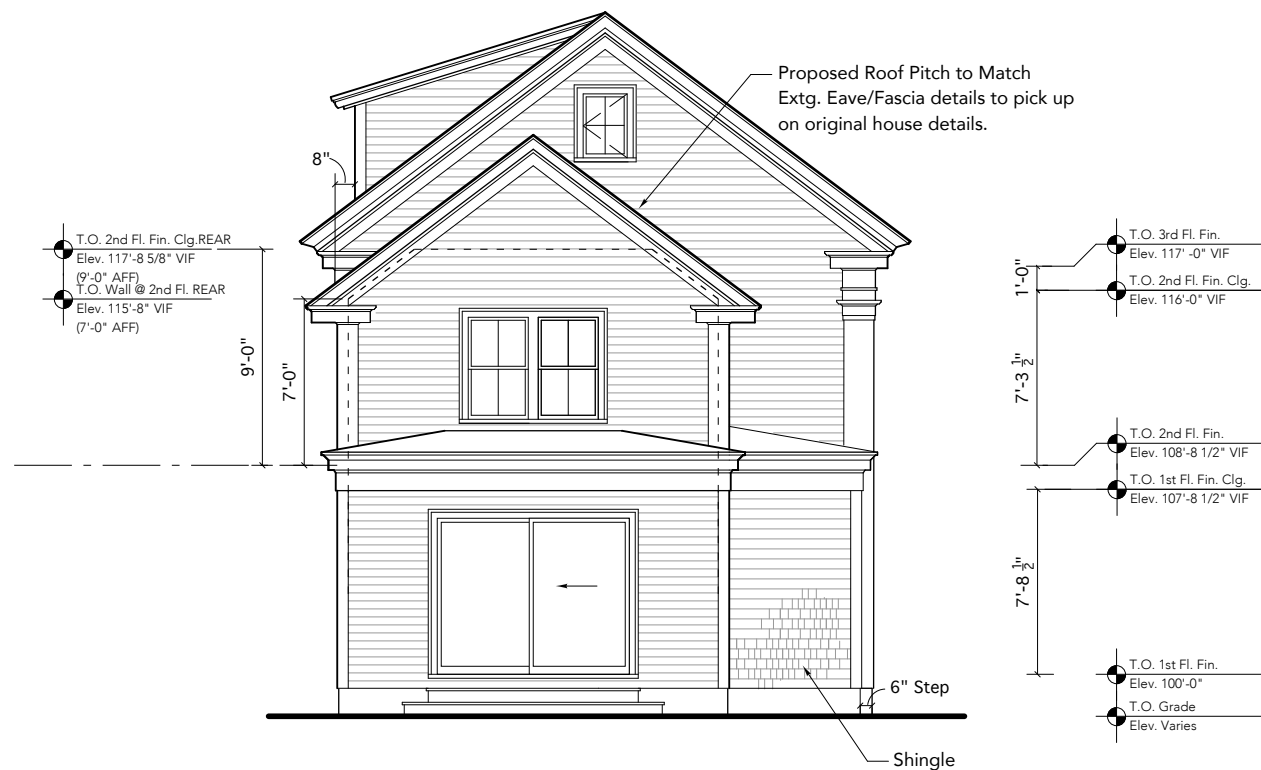
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PROPOSED Exterior Elevations

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

31 august 2020

A03



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



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

Greek Revival (1825-1850)

Heavy Entablature,
Cornices, & Pilasters

Low Roof Pitch

Small
Chimney

Recessed
Off-Center
Entry

Pediments

High Stone Foundation

