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August 24, 2020

By Email

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

Re: Additional Photos to Accompany Structural Engineer's Report;  
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. We recently submitted application materials and plans for your consideration and review. You are scheduled to hear the application this Thursday at your August 27, 2020 meeting.

One of the exhibits in our prior submission was a report by structural engineer Joe Fix, describing the existing conditions. He found that the foundation, framing, joists and roof structure are in poor shape and of insufficient strength to support expected loads and concluded that in his opinion, "the current rear section of the building is unsafe, unstable and is not capable of resisting expected loadings." To support his findings, he has subsequently provided photos showing the conditions described in his report. For the consideration of the Commission, we are now providing these photos.

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

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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.