

City of Newburyport Zoning Board of Appeals
Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: Geoff and Nora Dodge c/o Lisa Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@mtclawyers.com

Property Address: 21-23 Walnut Street

Map and Lot(s): Map 60 Lot 25 A&B Zoning District: R2/DCOD

Book and Page(s): 38591/284 38591/286

Owner(s) Name: Geoff and Nora Dodge

Mailing Address (if different): 241 Eastland Ave., Pelham New York

This request for a Special Permit for Non-Conformities is made under section(s):
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Extension or Alteration (IX.B.2) | <input checked="" type="checkbox"/> Over 500 s.f. increase (IX.B.3.c) |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Plum Island Overlay District (XXI-G) |
| <input type="checkbox"/> Upward Extension | <input type="checkbox"/> FAR |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Footprint Expansion |
| <input type="checkbox"/> Height | <input type="checkbox"/> Height Increase |
| <input type="checkbox"/> Lot Area | |
| <input type="checkbox"/> Use | |
| <input type="checkbox"/> Rear Yard | |
| <input type="checkbox"/> Lot Coverage | |
| <input checked="" type="checkbox"/> Side Yard | |
| <input type="checkbox"/> Lot Frontage | |
| <input type="checkbox"/> Front Yard | |

Description of request:

Remove rear addition of 2 family, convert to single family and replace with new addition with larger foot print on pre-existing non-conforming lot and structure.

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

City of Newburyport Zoning Board of Appeals
Application for a SPECIAL PERMIT for NON-CONFORMITIES

	Required Dimensional Controls	Existing Dimensional Controls	Proposed Dimensional Controls
Lot Area	10,000	10,064	10,064
Frontage	90	54.50	54.50
Height*	35	23	23
Lot Coverage (%)**	25%	15.8%	19.8%
Open Space (%)***	40%	66.8%	67.1%
Front Setback	25	11.2	11.2
Side A Setback	10	4.6	4.6
Side B Setback	10	27.5	27.5
Rear Setback	25	117.4	101
Parking Spaces	2	3+	3+
FAR****	NA	NA	NA

*Height is measured to median roof line.

**Total building footprint divided by the lot area expressed as a percentage.

***Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

****FAR is only applicable in the Plum Island Overlay District (PIOD).

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

By checking this box and typing my name below, I am electronically signing this application.

Nancy Dodge *Andy Page*
 Petitioner

By checking this box and typing my name below, I am electronically signing this application.

 Owner (if different)

**Newburyport Zoning Board of Appeals
Application for DCOD SPECIAL PERMIT**

Petitioner: Geoff and Nora Dodge, c/o Lisa Mead, Mead, Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@mtclawyers.com

Property Address: 21-23 Walnut Street

Map and Lot(s): 60 Lot 25 A/B Book and Page: 38591/284 and 38591/286

Zoning District: R2/DCOD

Owner(s) Name: Geoff and Nora Dodge

Mailing Address (if different): 241 Eastland Ave., Pelham NY

A Request for Historical Report was submitted to the Historical Commission on: August 11, 2020

The applicant is requesting a Special Permit under Section XXVIII – Demolition Control Overlay District for the following request:
Remove addition on rear and install dormer on west side.

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

By checking this box and typing my name below, I am electronically signing this application.

Nora Dodge Geoff Dodge
Petitioner

By checking this box and typing my name below, I am electronically signing this application.

Owner (if different)

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# _____

Name: _____

Address: _____ Zoning District(s): _____

Request: _____

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
 - Lot Area
 - Lot Frontage
 - Lot Coverage
 - Parking (VII)
 - Modification
- Open Space
- Height
- Lot Width
- Front Yard
- Side Yard
- Rear Yard

Sign Variance

- Signs (VIII)
 - Type
 - Lighting
 - Size
 - Location

Other

Special Permit

- Table of Use Regulations (V.D) #: _____
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)*
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
 - FAR
 - Lot Coverage
 - Height
 - Setbacks
 - Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # _____
- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking
 - Upward Extension
 - Open Space
 - Height
 - Lot Area
 - Use
 - Rear Yard
 - Lot Coverage
 - Side Yard
 - Lot Frontage
 - Front Yard
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

The name typed below represents the intent to sign the foregoing document:

Newburyport Zoning Administrator

Date



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

September 16, 2020

By Hand

Rob Ciampitti, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Special Permit for Non-Conformities and DCOD Special Permit
21-23 Walnut Street, Newburyport, MA (the "Property")
Assessor's Map: 60 Lot: 25 A/B

Dear Chair and Members of the Board:

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 will be renovating and converting this pre-existing non-conforming two-family home to a single family home.

The Property is located in the R-2 zoning district and DCOD overlay district. The structure on the Property was constructed on or around 1850 as is listed as Contributory on the District Data Sheets. There is no Form B for the Property.

The Property includes 54.50 feet of frontage where 90 is required for a single family home and includes 10,064 square feet where 10,000 square feet is required for a single family home. The side yard requirement is 10 feet and there is a non-conforming side yard setback on the northeasterly side of 4.6 feet. In all other respects the Property and Structure meets the dimensional requirements of the Ordinance.

The Applicant proposes to remove the rear portion of the Structure, including more than 25% of the exterior walls (36%) and construct an addition. Further, the Applicant is proposing to construct a dormer on the northeasterly roof of the original Structure and which does not meet the exclusion requirements of the Ordinance.

The proposed demolition constitutes the demolition of more than 25% of the exterior walls of the Structure, requiring the Applicants to seek a DCOD Special Permit from this Board, pursuant to Section XXVIII of the Ordinance. Pursuant to Section XXVIII.E.3, the Zoning Board must find that the portion of the Structure to be demolished "retains no substantial remaining market value or reasonable use, taking into account the cost of rehabilitation to meet the requirements of the State Building Code as it applies to historic buildings or structures, or of other applicable laws." The Applicants contend that the poor condition of the rear portion of the Structure, as described in more detail below and evidence by the photos attached hereto, prohibit the reasonable use of those portions of the Structure. Further, the amount of rehabilitation required to

Millis Office

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

harmonize the failing additions with the original Structure, and the associated cost, are not reasonably feasible.

History and Condition

As required, the Applicant appeared before the Historic Commission and provided to them the full title and history of the Property and structure including a conditions report. (See Exhibit A). Following two hearings with the Commission, including site visits by several commissioners, the Commission recommended that the rear structure proposed to be removed indeed is of poor condition retains no substantial remaining value or reasonable use.

The Applicants engaged Joe Fix, a structural engineer with over 35 years of experience, to review the condition of this addition. Mr. Fix's report is attached as Exhibit B including photographs of the condition. As you can see from the report Mr. Fix opines that the foundation, framing, joists and roof structure are in poor shape and of insufficient strength to support expected loads. Specifically, he found that the grade around the rear of the building is too high and slopes toward the house which has resulted in rotting of the sill and lower sections of the sheathing. This was evident to those who visited the site. Further the perimeter foundation consists of several courses of brick masonry on "very loose rubble" - also evident if one looks under the crawl space. Upon observance of the crawl space as well, there are several wood columns set on large stones acting as footings - an unstable condition. The second floor framing consists of undersized joists and beams that have been cut off. This was directly observed by the Chair of the Commission as well. The roof structure is built with undersized rafters spaced at 20 inches with recent sistering of 2 x 10s and collar ties which are set too high to keep the rafters from spreading. Further what was noticed when there was a site visit is that many of the rafters are barely sitting on the tops of the walls. Conventional framing positions the heel of the rafter on the wall plate and these rafters were built with the toe at the wall plate, which is the least effective structurally. Many, in fact, have minimal contact. Mr. Fix concludes that "In my opinion, the current rear section of the building is unsafe, unstable and is not capable of resisting expected loadings."

It should be noted that the proposed addition which will replace the portion of the structure which is proposed to be removed, remains lower in height than the existing structure and continues with the appropriate siding material with reveals to match, shingle siding as used on the original structure and will include two over two windows. While longer than the existing addition, the proposed addition, based upon a request by the Historic Commission, steps back slightly from the original structure to expose the corner on the southeastern side but carries the same wall plane as the existing on the opposite side and further maintains the one story aspect on the southeastern side. The width of the second floor addition will remain the same as existing.

DEMOLITION CONTROL OVERLAY DISTRICT SPECIAL PERMIT

Section XXVIII of the Ordinance provides that the Zoning Board will make written findings based upon substantial evidence in the record that such historic building or structure retains no substantial remaining market value or reasonable use. The Board is aided in its determination based upon the Historic Commission's Advisory report to the same effect. As noted previously, the Commission did recommend at their meeting of September 10, 2020 that the removal of the rear addition would not result in the loss of historically significant material due to its condition.

The Applicants propose to demolish the rear later added addition extending from the original Structure based upon the reasons noted above which have been confirmed by the Professional Engineer and members of the Commission who visited the Site.

The proposed demolition constitutes the demolition of more than 25% of the exterior walls of the Structure, requiring the Applicants to seek a DCOD Special Permit from the Zoning Board of Appeals, pursuant to Section XXVIII of the Ordinance. Pursuant to Section XXVIII.E.3, the Zoning Board must find that the portion of the Structure to be demolished “retains no substantial remaining market value or reasonable use, taking into account the cost of rehabilitation to meet the requirements of the State Building Code as it applies to historic buildings or structures, or of other applicable laws.” The Applicants contend, and the Historic Commission agreed, and which is supported by a structural engineer, that the poor condition of the later additions to the original Structure, as described above and evidence by the photos attached hereto, prohibit the reasonable use of those portions of the Structure. Further, the amount of rehabilitation required to harmonize the failing additions with the original Structure, and the associated cost, are not reasonably feasible. As a result, the Applicants request that the Board grant a DCOD Special Permit to allow the removal of this later added portion of the Structure.¹

SPECIAL PERMIT FOR NON-CONFORMITIES

The Applicant will require a Special Permit for non-conformities under section IX-B-2.A of the Ordinance for the proposed addition. Section IX-B-2.A allows the modification of a preexisting nonconforming single-family structure where the Board finds that:

1. **There will be no addition of a new non-conformity; and**
2. **The proposed change will not be substantially more detrimental to the neighborhood than the preexisting nonconforming structure.**

As noted above, the Property is non-conforming for frontage and front yard setback. In all other respects the Property and Structure are in conformance with the dimensional requirements of the Ordinance.

1. As is shown on the plans, there will be no addition of a new non-conformity. The proposed addition on the right side will extend the non-conforming setback of 4.6 feet but will not create a new one. Importantly, the conversion to a single family use will eliminate the frontage and area non-conformities that exist with the two family use.
2. The proposed changes will not be substantially more detrimental to the neighborhood than the preexisting nonconforming Structure. As the Board can note from the plans, the Applicant is removing an addition that clearly was not originally or recently constructed properly and is in significant disrepair. The Applicants proposal to bring back the original single family use and repair the property to be an active and attractive improvement to the neighborhood cannot be overlooked. Further, the reduction in density on the site is wholly consistent with the surrounding neighborhood and will certainly be less detrimental in and of itself to the neighborhood.

¹ I would point out that the DCOD Special Permit is a permit for the removal of a structure covered under the ordinance. It is not, however, the approval of the replacement structure or addition. The DCOD provides: *Replacement must be approved*: The SPGA shall not approve a DCOD-SP application without the SPGA's having earlier granted, or concurrently granting, all relief required, if any, for the replacement building or **structure under the otherwise applicable sections of this zoning ordinance**. In addition to the owner's submitting plans, specifications, and such other materials as are normally required by the SPGA to enable its review of new construction within the IDOD, the owner shall also submit a timetable and such guarantees and assurances for the completion of the replacement building or structure as the SPGA may reasonably require. (emphasis added) The Board's approval of the addition will be in conformance, in this instance, with an approval of a Special Permit for Non-conformities.

The Applicant is proposing to construct an addition that while it extends the side yard setback on the northwestern side, has no other impact on the non-conforming nature of this Property. The Applicants have gone to great lengths to address the issues raised at the first meeting of the Historic Commission by stepping back the addition to provide a separation on the southeastern side to clearly show the difference from the new to the old. Further, the Commission was concerned about the removal of the window and door on the southeastern elevation and so the Applicant added the oval window on the top row and a trellis on the first floor to provide an architectural detail to the elevation. Finally, the Commission requested a different design for the dormer which was originally proposed as a shed dormer. Pursuant to the discussion with the Commission a gable dormer, carrying the same lines of the original structure was implemented.

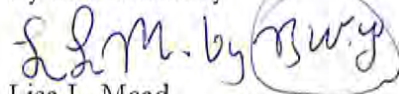
As to the impacts on the neighborhood generally, I reiterate that the intensity of use on the neighborhood will be reduced as the home is converted back to a single family use. While the Applicant is extending the addition beyond that which originally existed the structure stays well under the lot coverage and open space requirements and continues to be over 100 feet from the rear property line. The neighbor most impacted by the extended sideline and the proposed dormer supports the Applicants proposal.

Finally, when determining whether a proposed change to a single or two family residential structure is substantially more detrimental to the neighborhood than the existing preexisting nonconforming structure, the Board considers factors such as “the size, scale, massing, volume, and location of the proposed structure” compared to “the existing structure and lot, other structures and lots in the neighborhood, and reasonable alternatives to the proposal . . .” Section IX-B.2.A(2). As the Board is aware, the term “substantially” means to a great or significant extent. The term “detrimental” means tending to cause harm. As a result, it is not enough for the proposal to be different than that which is around it but that it will to a great or significant extent cause harm to the neighborhood, as compared to the existing structure. See *McAlear v. Board of Appeals of Barnstable*, 361 Mass. 317, 321 (1972).

Here, the Applicant is proposing a modification to the structure, which in regards to size, scale, massing, volume and location are entirely consistent with the neighborhood. The living space of the proposed Structure will neither be the largest nor the smallest on the street. (See Exhibit C). Indeed, but for the extension of the side yard non-conformity, the Applicant is eliminating other non-conformities. The Board can find that the proposed renovations are not substantially more detrimental to the neighborhood than the existing Structure and approve a Special Permit for Non-Conformities.

I should note, the existing garage will stay but will be updated and renovated in its existing form as proposed.

Respectfully submitted,
Geoff and Nora Dodge
By their Attorney


Lisa L. Mead

Attachment
cc: client

EXHIBIT A-Newburyport Historical Commission Filings

**Newburyport Historical Commission
DEMOLITION PERMIT APPLICATION**

Property Address: 21-23 Walnut Street

Applicant: Geoff and Nora Dodge, c/o Lisa L Mead, Mead, Talerman & Costa, LLC

Address: 30 Green Street, Newburyport MA 01950

Phone: 9784637700 Email: Lisa@mtclawyers.com

Owner (if different) _____

Year built: 1850 Area (sq. ft.): 2655

Architectural style: Sidehall Greek Revival

- The structure is:
- A principal structure which is in whole or in part 75 or more years old
 - An accessory structure 100 or more years old
 - Listed on the National Register of Historic Places
 - Previously designated by the Commission to be a significant building

- Structure type:
- Residential:* Single Family Two-Family Multi-Family
- Outbuilding:* Specify: _____
- Commercial:* Specify: _____
- Institutional:* Specify: _____

A District Data Sheet is: attached not available for this structure
A Form B survey is: attached not available for this structure

- Demolition type:
- Full Building Demolition
 - Partial Building Demolition
 - Roof Line Change

Description of the building or structure (or part thereof) to be demolished:
Construct dormer on norther side of roof.



CITY OF NEWBURYPORT
HISTORICAL COMMISSION
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400

Request for Historical Report

Applicant: Geoff & Nora Dodge, c/o Lisa Mead, Mead, Talerman & Costa

Mailing Address: 30 Green Street,
Newburyport

Phone: 978 463 7700

Email: Lisa@mtclawyers.com

Property Address: 21-23 Walnut

The subject property is located within the: Downtown Overlay District (DOD)
 Demolition Control Overlay District (DCOD)

The Special Permit is for the following request:
Remove later added addition in rear and construct new addition.


Signature of Applicant

8-10-2020
Date



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

August 11, 2020

By Hand

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

Re: Request for Advisory Review Demolition Control Overlay District and Demolition Delay;

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 will be renovating and converting this pre-existing non-conforming two-family home to a single family home.

The Property is located in the R-2 zoning district and DCOD overlay district. The structure on the Property was constructed on or around 1850 as is listed as Contributory on the District Data Sheets. There is no Form B for the Property.

The Property includes 54.50 feet of frontage where 90 is required for a single family home and includes 10,064 square feet where 10,000 square feet is required for a single family home. The side yard requirement is 10 feet and there is a non-conforming side yard setback on the northeasterly side of 4.6 feet. In all other respects the Property and Structure meets the dimensional requirements of the Ordinance.

The Applicant proposes to remove the rear portion of the Structure, including more than 25% of the exterior walls (36%) and construct an addition. Further, the Applicant is proposing to construct a dormer on the northeasterly roof of the original Structure and which does not meet the exclusion requirements of the Ordinance.

The proposed demolition constitutes the demolition of more than 25% of the exterior walls of the Structure, requiring the Applicants to seek a DCOD Special Permit from the Zoning Board of Appeals, pursuant to Section XXVIII of the Ordinance. Pursuant to Section XXVIII.E.3, the Zoning Board must find that the portion of the Structure to be demolished "retains no substantial remaining market value or reasonable use, taking into account the cost of rehabilitation to meet the requirements of the State Building Code as it applies to historic buildings or structures, or of other applicable laws." The Applicants contend that the poor condition of the rear portion of the Structure, as described in more detail below and evidence by the photos attached hereto, prohibit the

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

reasonable use of those portions of the Structure. Further, the amount of rehabilitation required to harmonize the failing additions with the original Structure, and the associated cost, are not reasonably feasible.

History and Condition

The structure was built in or around 1850 according to the District Data Sheets and is described as a "Sidehall Greek Revival". According to the title search this office undertook, the Property was originally laid out as a lot by Steve Pillsbury as part of a new street in or around 1848. Mr. Pillsbury passed away and his heirs then conveyed the Property to John F. Felker, a shipwright. (Book 405 Page 42). In 1849, Mr. Felkner conveyed ½ of the land the of the land with 1/2 of the buildings there on to Solomon Felker, also a shipwright. (Book 410 Page 4). The remaining half was conveyed to Solomon Felker, in 1852. (Book 459 Page 119). From the deed descriptions, it appears as though the structure was constructed by John Felkner after 1848 but before he conveyed half to Solomon Felker in 1849. It is of note that Mr. Orrin J. Gurney owned the Property from June 19, 1884 (Book 1131 Page 271) until September 29, 1887 (Book 1207 Page 418). Mr. Gurney was later Mayor of Newburyport in 1893 and died in 1923.

The earliest Sanborn Map which includes this portion of Walnut Street is dated 1900. (Exhibit A) You will note the house located on the map with what appears to be a form similar to the form of the home today. The 1906 Sanborn Map (Exhibit B) and the 1914 Sanborn Map both include the structure in a similar form as it exists today. (Exhibit C). It should be noted however, the structure was a one family structure originally. As noted, currently the structure is used as a two-family structure. Further, what is clear from the photographs of the existing conditions (Exhibit D) that the addition which is proposed to be removed was later added. Indeed, there have been many iterations of this addition.

The Applicants engaged Joe Fix, a structural engineer to review the condition of this addition. Mr. Fix's report is attached as Exhibit E. As you can see from the report Mr. Fix opines that the foundation, framing, joists and roof structure are in poor shape and of insufficient strength to support expected loads. Mr. Fix concludes that "In my opinion, the current rear section of the building is unsafe, unstable and is not capable of resisting expected loadings."

It should be noted that the proposed addition which will replace the portion of the structure which is proposed to be removed, remains lower in height than the existing structure and continues with the appropriate siding material as used on the original structure and will include two over two windows as well. While longer than the existing addition, the proposed addition carries the same wall plane as the existing on the northwestern side and maintaining the one story aspect on the southeastern side. The width of the second floor addition will remain the same as existing.

Requested Advisory Determination

As a result, the Applicant requests that the Commission advise the Zoning Board that the portion of the structure proposed to be removed retains no substantial remaining market value or reasonable use, taking into account the cost of rehabilitation to meet the requirements of the State Building Code as it applies to historic buildings or structures, or of other applicable laws.

Roof Line Change

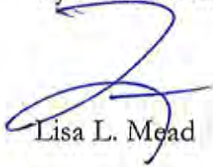
The Applicants are converting this now two family structure into a single family structure. They have gone to great lengths to try to determine how to reconfigure the home without an addition which is too large for the

existing historic structure. To that end the Applicants are constructing living space in the attic. In order to do so they require a stair which meets building code requirements. In order to accommodate those dimensional and special needs, the Applicant is proposing a dormer on the northern side of the roof. You will note the dormer is set back from the wall below by 8" and is set back from the front façade by 5'-6". The dormer is articulated and designed to be of low reveal with a wall height of only 3'-10" and horizontal awning windows.

Based upon the foregoing, while the Commission should find that the original structure is historically significant and should be preferably preserved, we request the Commission not impose a delay and approve the roof line change as proposed.

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

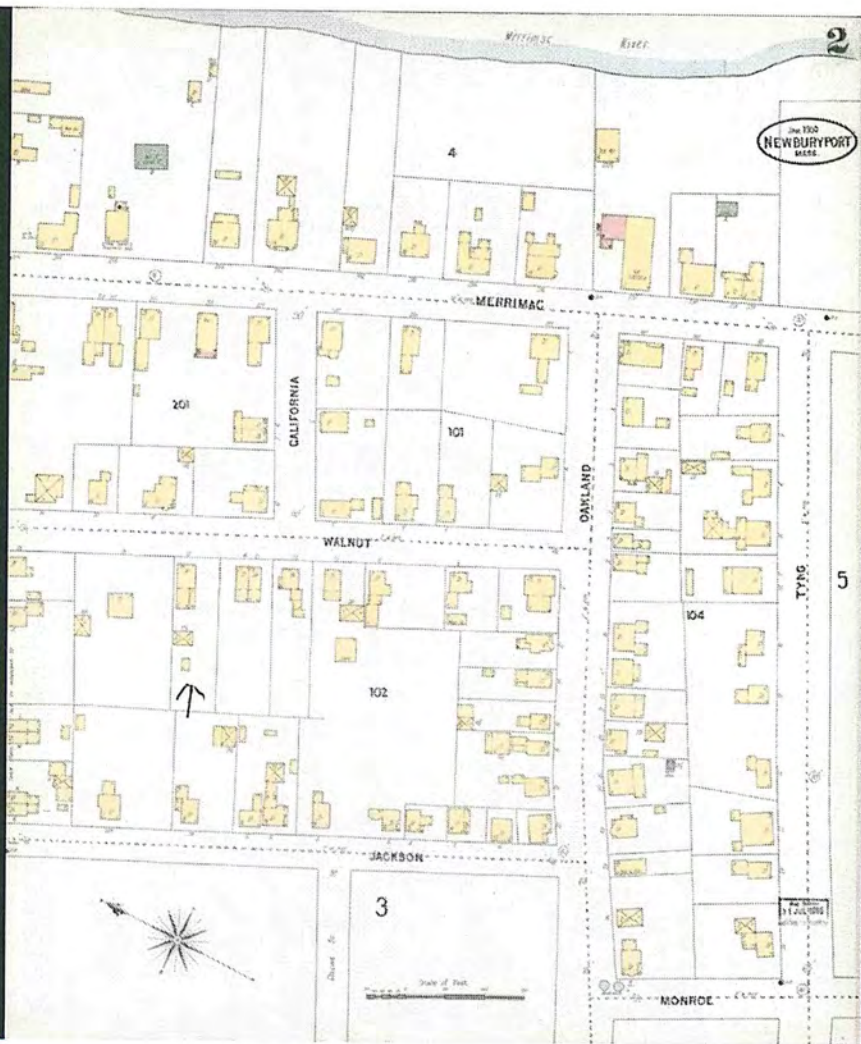
Respectfully submitted
Geoff and Nora Dodge
By their Attorney



Lisa L. Mead

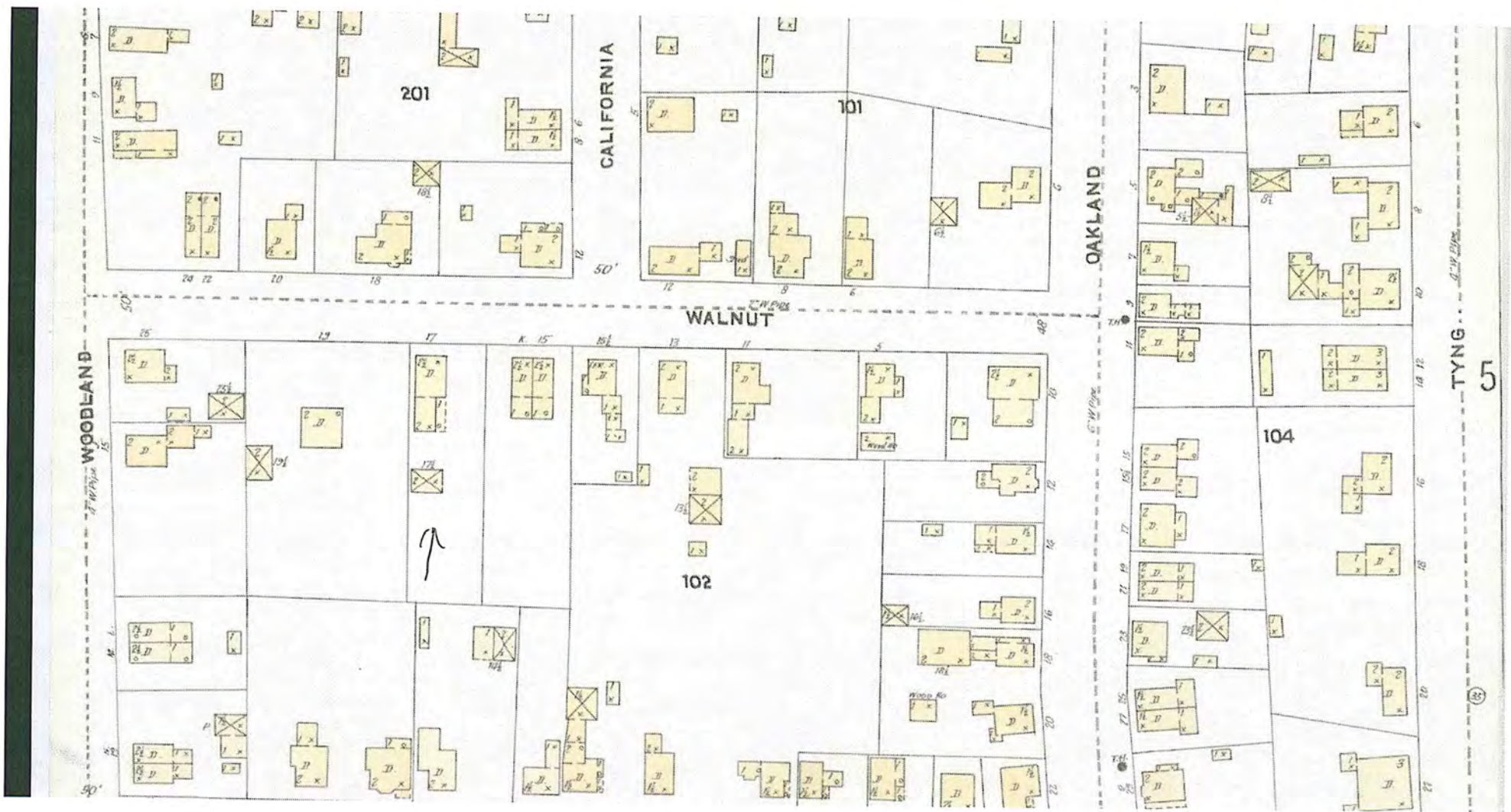
Attachment
cc: client

Exhibit A: 1900
Sanborn Map



1960 Sanborn

Exhibit B: 1906
Sanborn Map

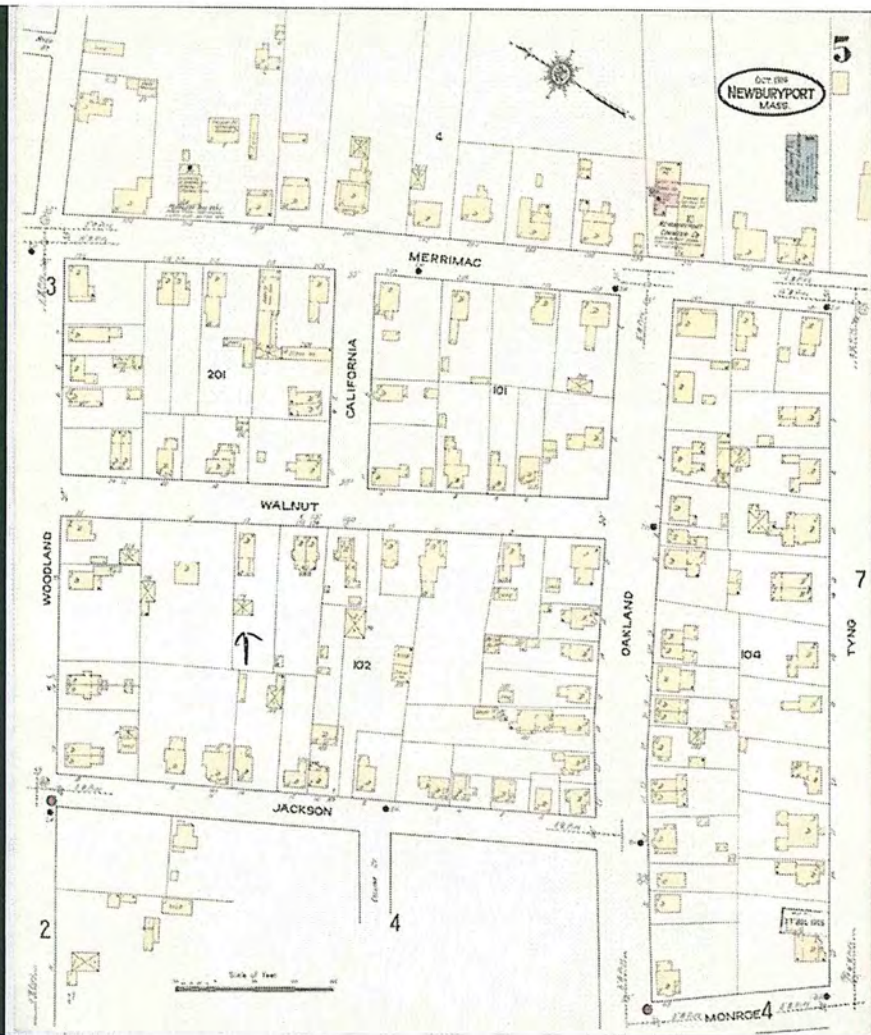


1906 Sanborn

TYNG

5

Exhibit C: 1914
Sanborn Map



1914 Sanborn

Exhibit D: Photographs
of Existing Conditions

















Exhibit E: Structural
Engineer Report

FIX ENGINEERING

2 Silver Ledge Road, Newbury, MA 01951

Office: 978-462-4331 Cell: 978-973-2366 Fax: 978-462-4335 email: jfix@comcast.net

August 10, 2020

Newburyport Historical Commission
60 Pleasant Street
Newburyport, MA 01950

Re: Rear section of existing residence at 21-23 Walnut St., Newburyport, MA
Evaluation of existing structure

Dear Historical Commission:

I have made observations of the existing rear structure of the residence at 21-23 Walnut St. The rear two-story section of the building is approximately 16 ft x 24 ft, with an attached one-story porch measuring approximately 6 ft x 24 ft.

I observed that the grade around the rear section of the building is too high and slopes toward the house. This has resulted in rotting of both the sill and lower sections of the sheathing. The perimeter foundation itself consists of several courses of brick masonry set on very loose rubble. Within the perimeter foundation is a very shallow dirt crawl space. In the crawl space there are several wood columns set on large stones acting as footings – an unstable condition, in my opinion.

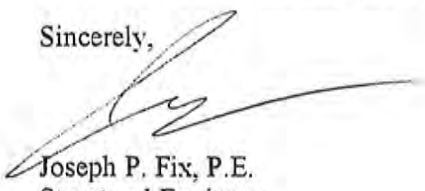
The second-floor framing consists of undersized joists, and beams that have been cut off. The floor is noticeably bouncy.

I observed that the original roof structure is built with undersized rafters spaced at 30 inches. More recent construction consisted of sistering 2x10s to the rafters and adding collar ties. But, based on my evaluation, the collar ties are set too high to keep the rafters from spreading.

In my opinion, the current rear section of the building is unsafe, unstable and is not capable of resisting expected loadings. Furthermore, I believe it would be very difficult and impractical to perform some of the required remedial work. For example, in order to make the perimeter foundation stable and resistant to drainage issues, the entire structure would need to be temporarily supported while the foundation is removed and replaced. I therefore recommend that the existing rear section of the residence be demolished.

If you have any questions, please feel free to contact me.

Sincerely,



Joseph P. Fix, P.E.
Structural Engineer

City of Newburyport

08/03/2020



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

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2020-059

Name: Geoff and Nora Dodge c/o Lisa Mead, MTC LLC

Address: 21-23 Walnut Street Zoning District(s): R2/DCOD

Request: Demolish rear section of non conforming historically contributing structure on a non conforming lot and construct addition that will increase the NSF by greater than 500sf and extend the non conforming side yard setback. Non conforming dormer review under DCOD

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
 - Lot Area Open Space Front Yard
 - Lot Frontage Height Side Yard
 - Lot Coverage Lot Width Rear Yard
- Parking (VII)
- Modification

Sign Variance

- Signs (VIII)
 - Type Size
 - Lighting Location

Other

Special Permit

- Table of Use Regulations (V.D) #: _____
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)*
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking Rear Yard
 - Upward Extension Lot Coverage
 - Open Space Side Yard
 - Height Lot Frontage
 - Lot Area Front Yard
 - Use
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
 - FAR Height
 - Lot Coverage Setbacks
 - Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # _____
- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking Rear Yard
 - Upward Extension Lot Coverage
 - Open Space Side Yard
 - Height Lot Frontage
 - Lot Area Front Yard
 - Use
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Review for subst. rehab tree & sidewalk

The name typed below represents the intent to sign the foregoing document:

Jennifer Blanchet

08/05/2020

Newburyport Zoning Administrator

Date

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

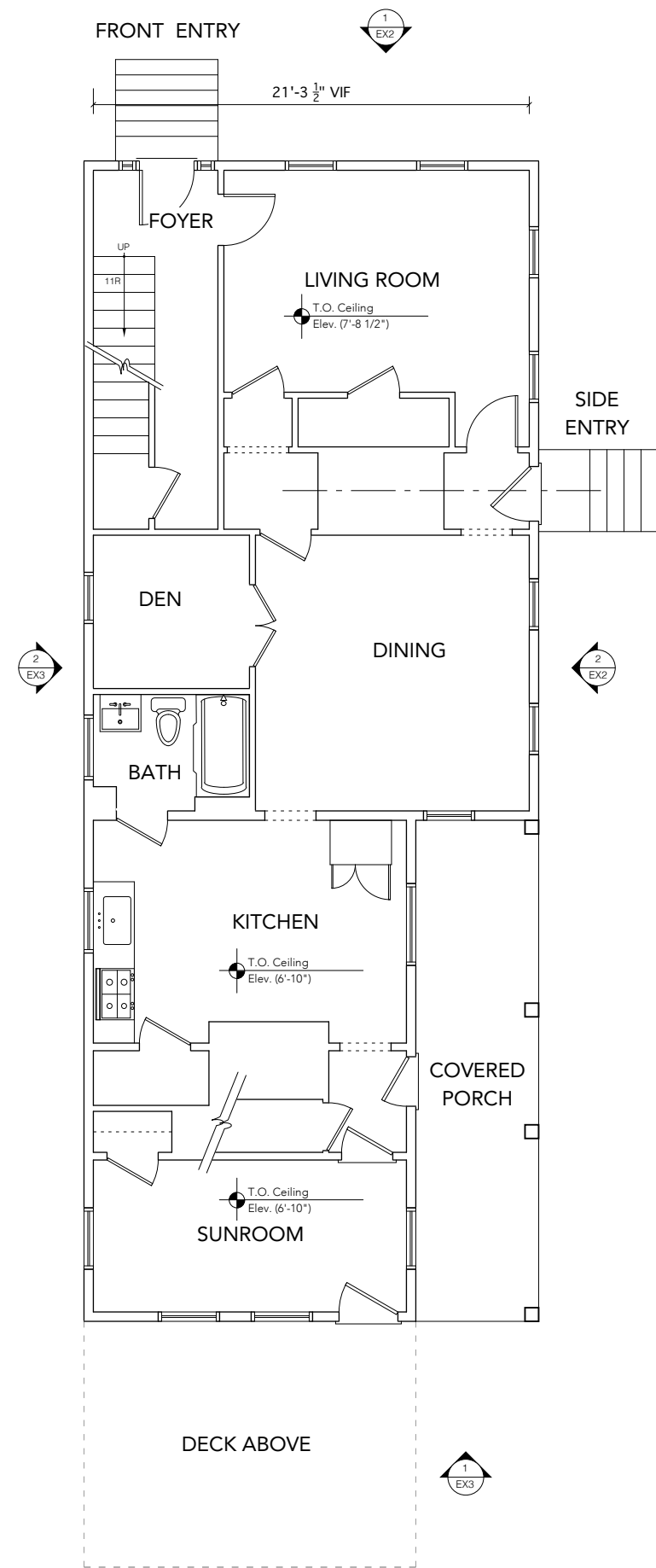
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EXISTING Floor Plans

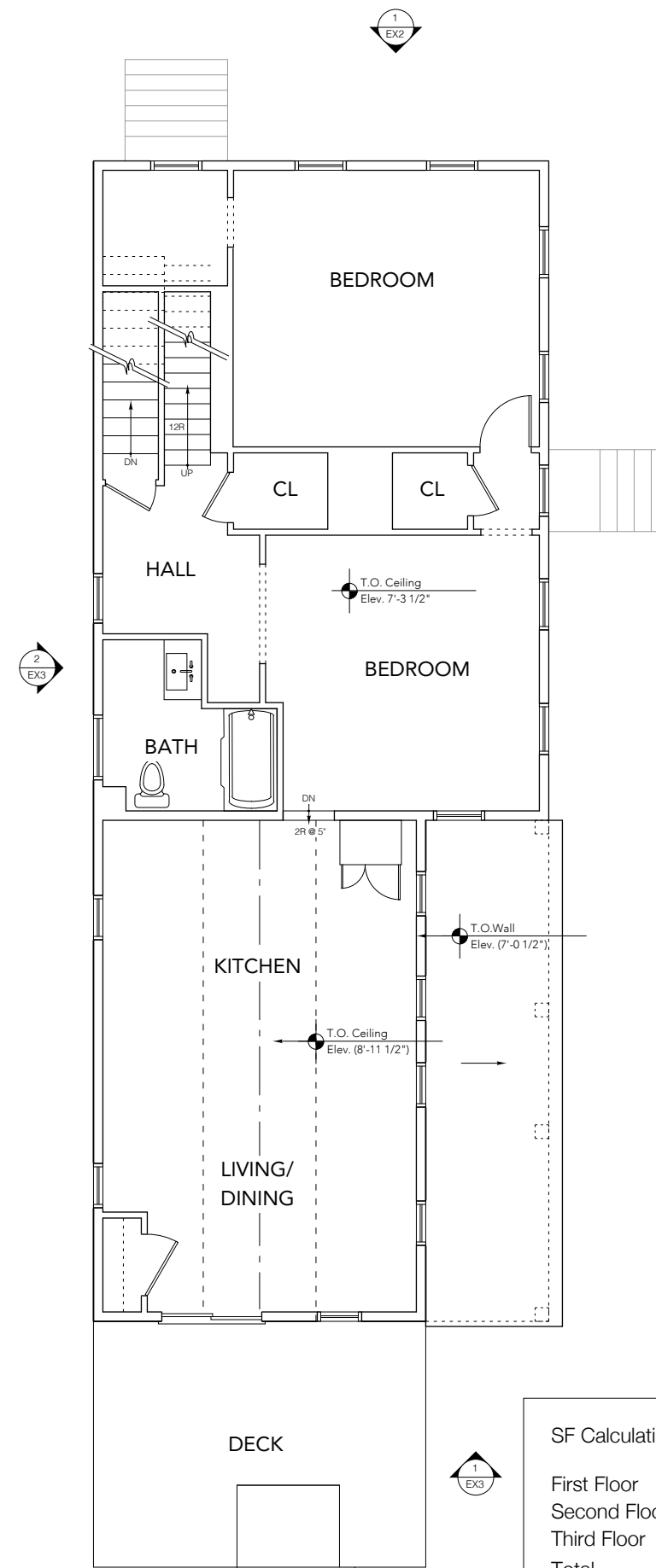
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24 July 2020

EX1

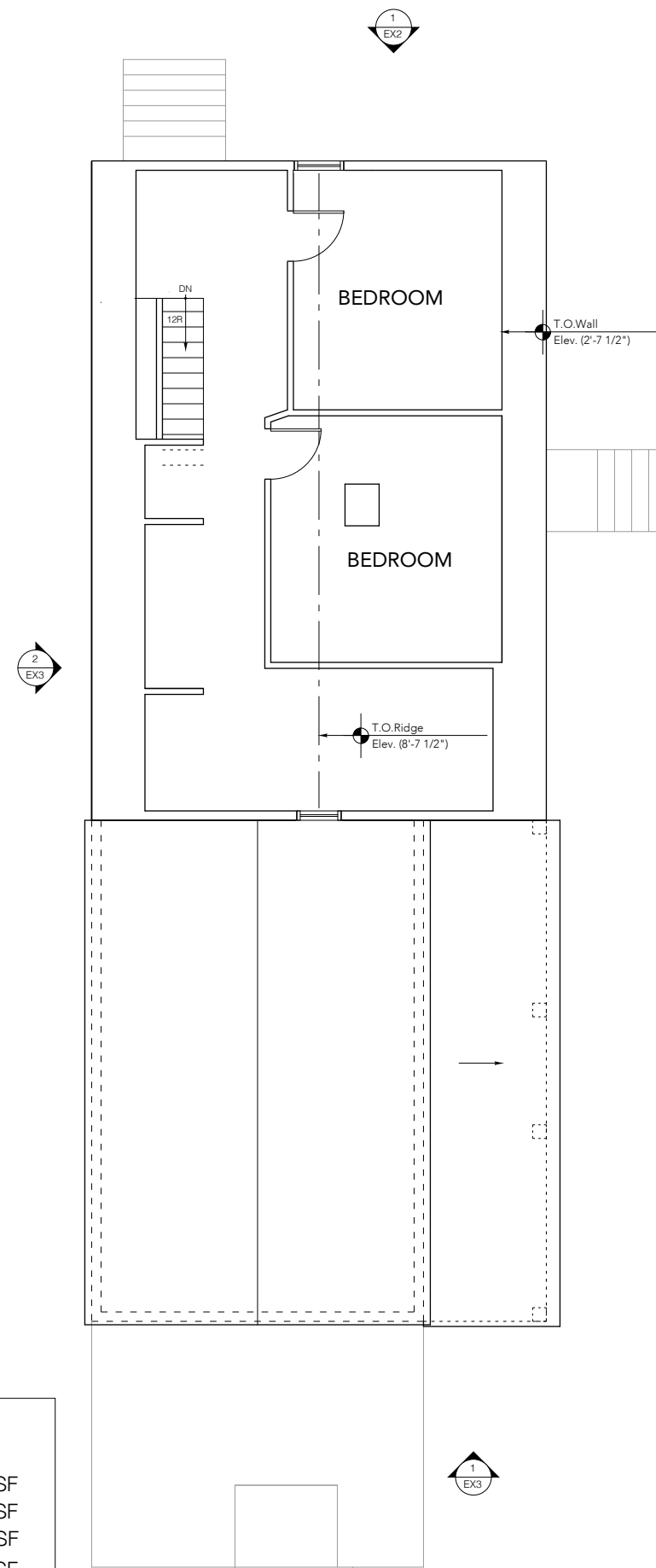


1 First Floor Plan
SCALE: 1/8" = 1'-0"



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:

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"

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

EX3



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



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

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

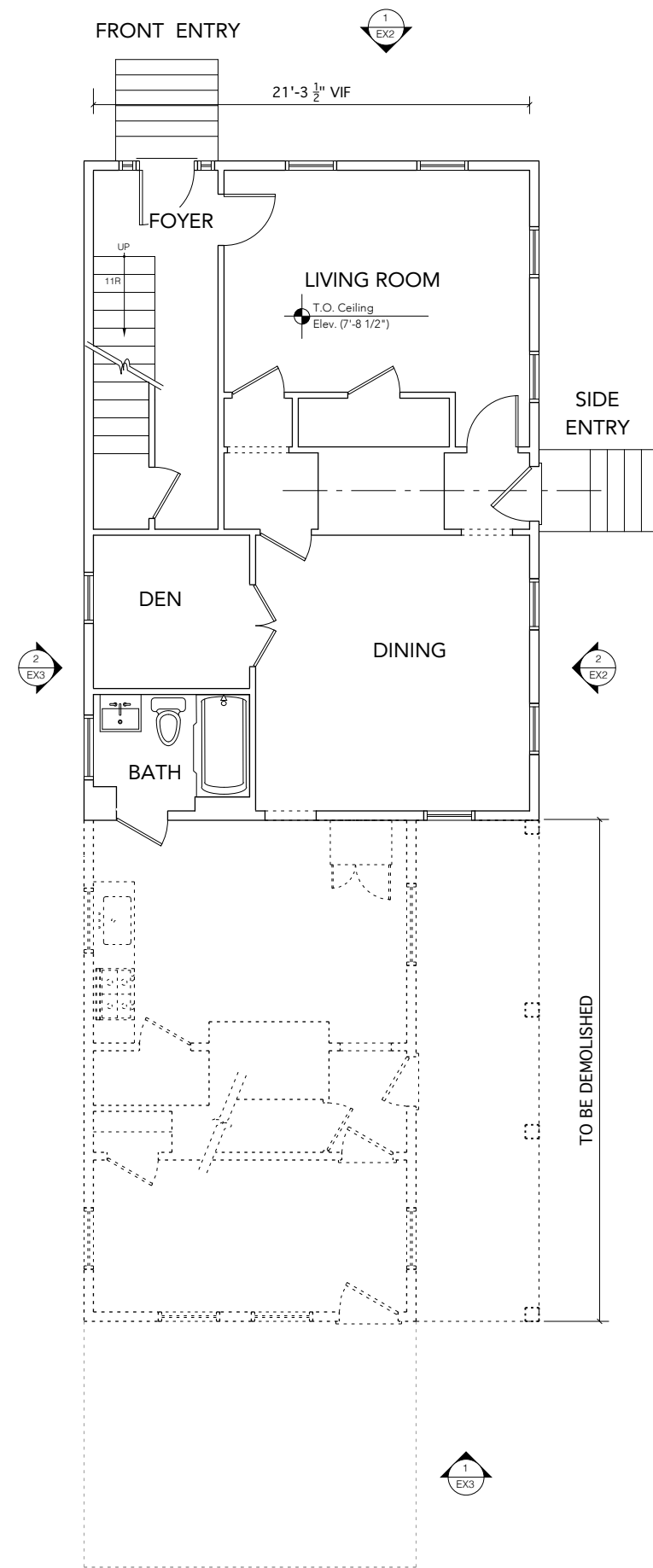
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EXISTING Floor Plans- DEMO CALCULATIONS

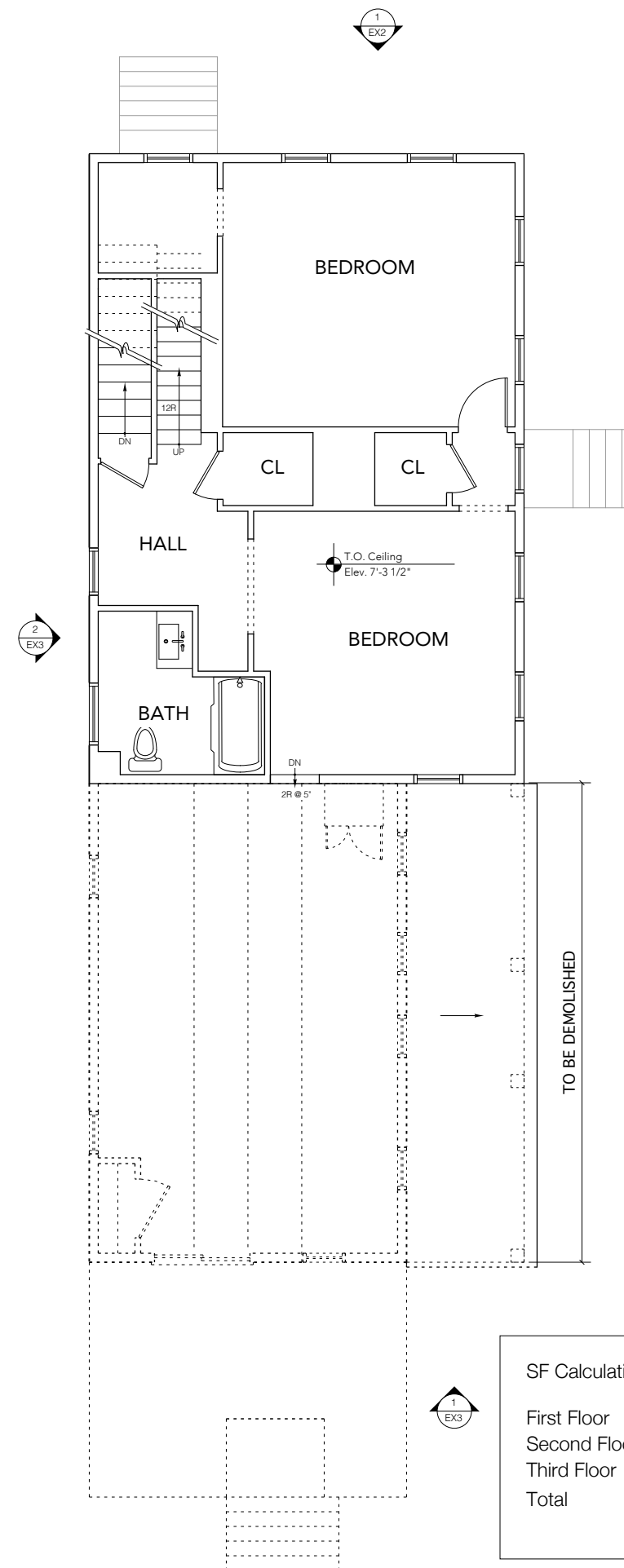
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20 July 2019

EX1

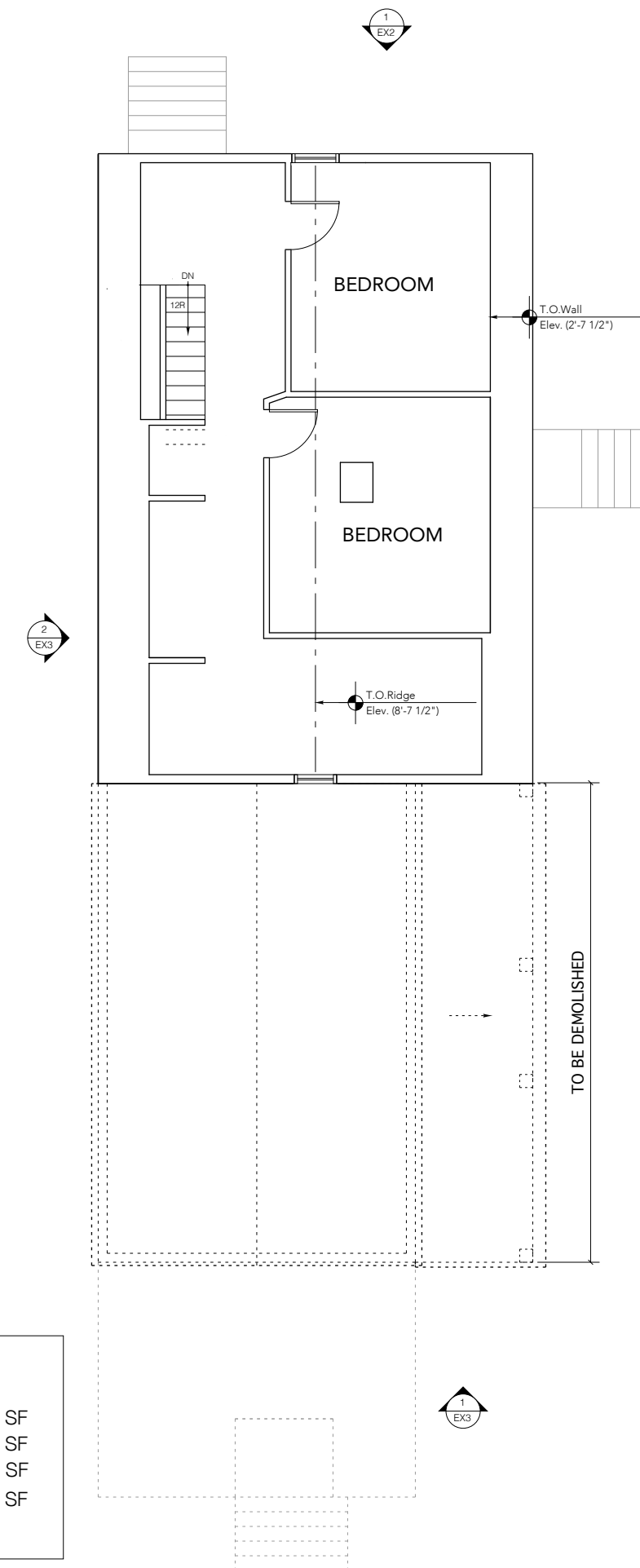


1 First Floor Plan
SCALE: 1/8" = 1'-0"



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:

DODGE RESIDENCE

21-23 Walnut Street
Newburyport, MA

architect:

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

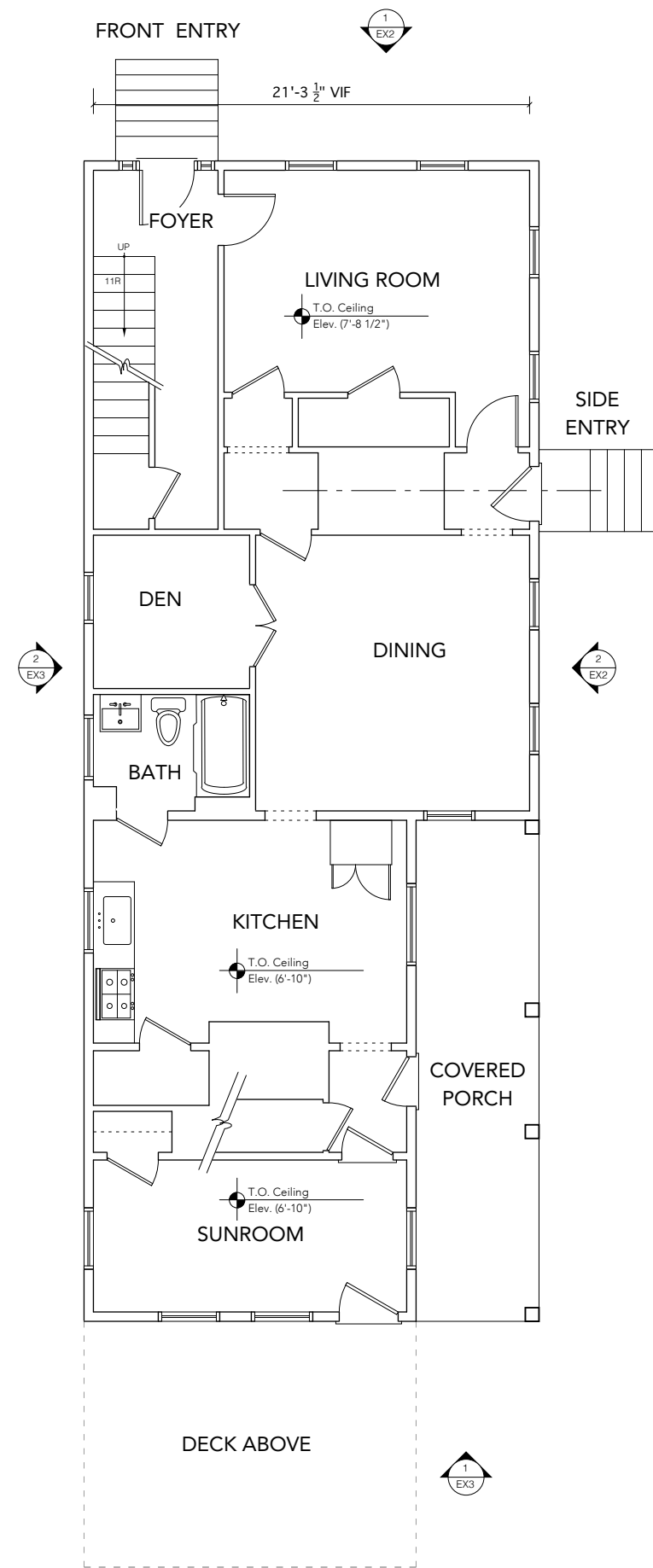
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EXISTING Floor Plans

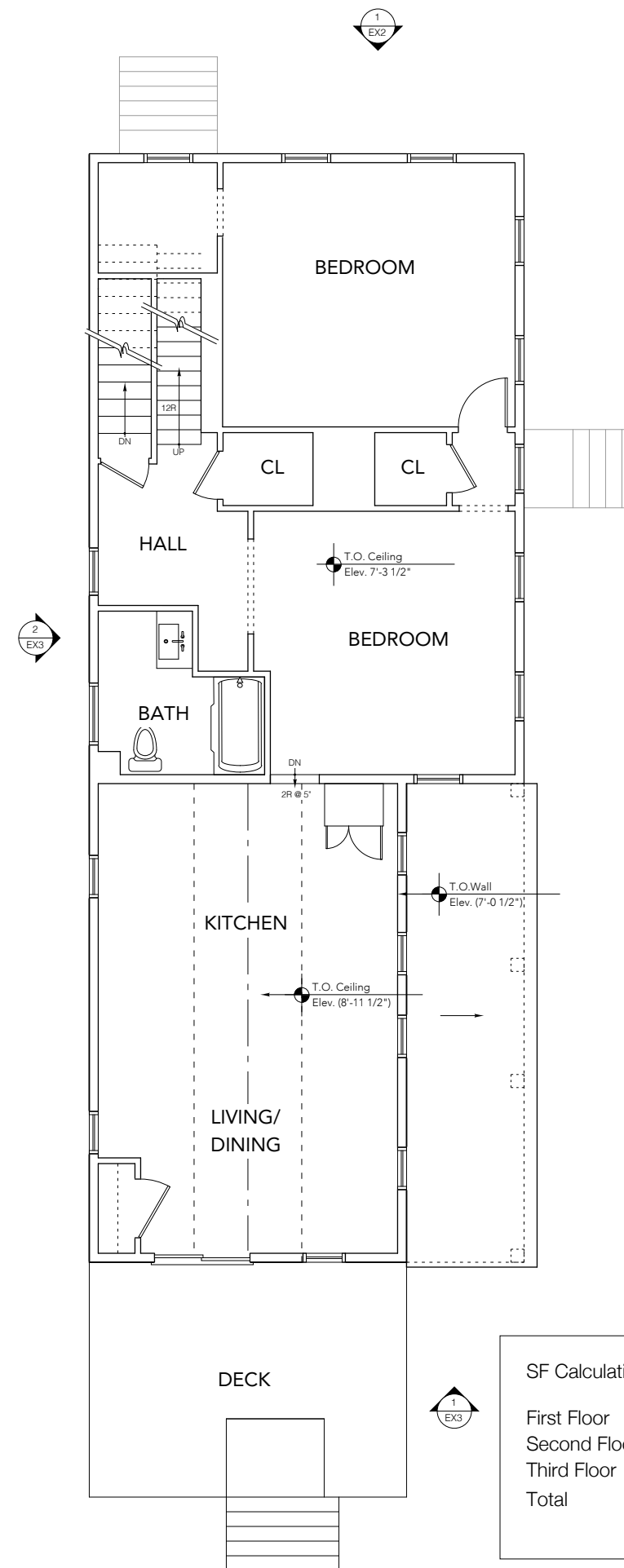
SCALE: 1/8" = 1'-0"

24 July 2020

EX1

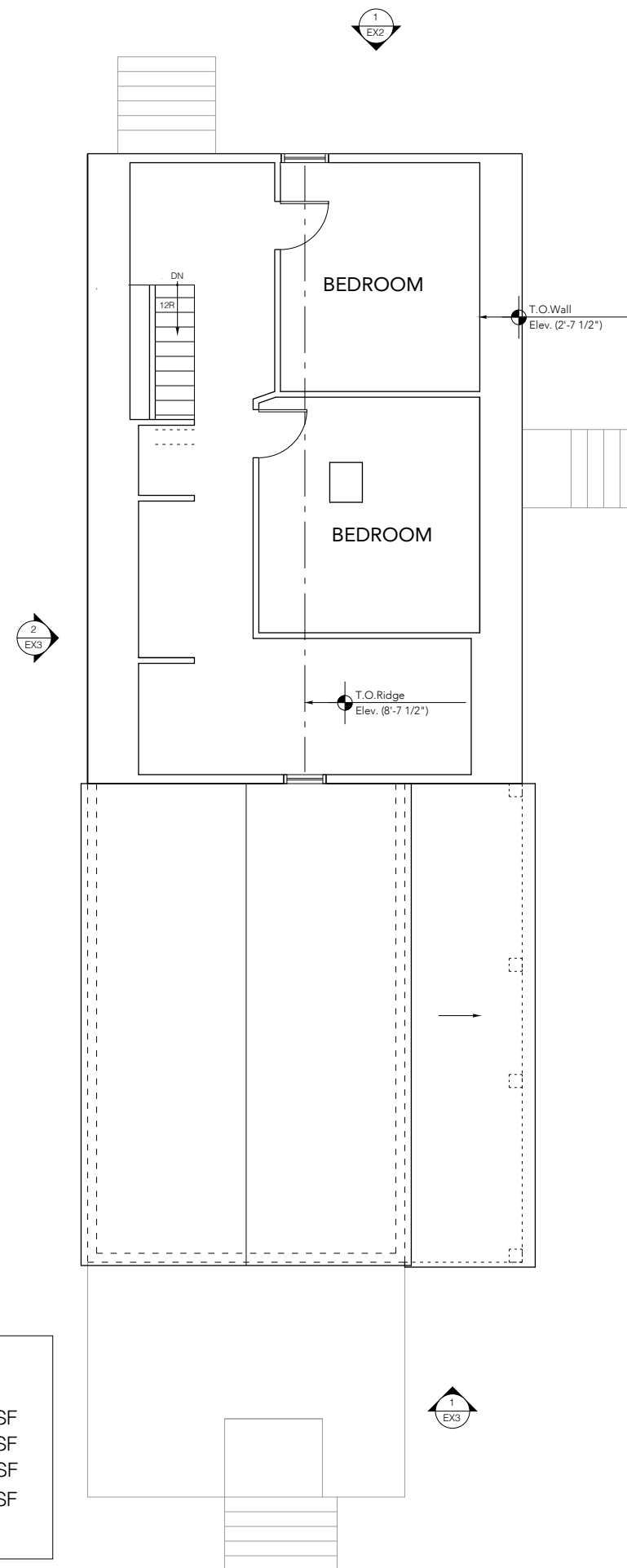


1 First Floor Plan
SCALE: 1/8" = 1'-0"



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:

DODGE RESIDENCE

21-23 Walnut Street
Newburyport, MA

architect:

GRAF ARCHITECTS
2 Liberty Street
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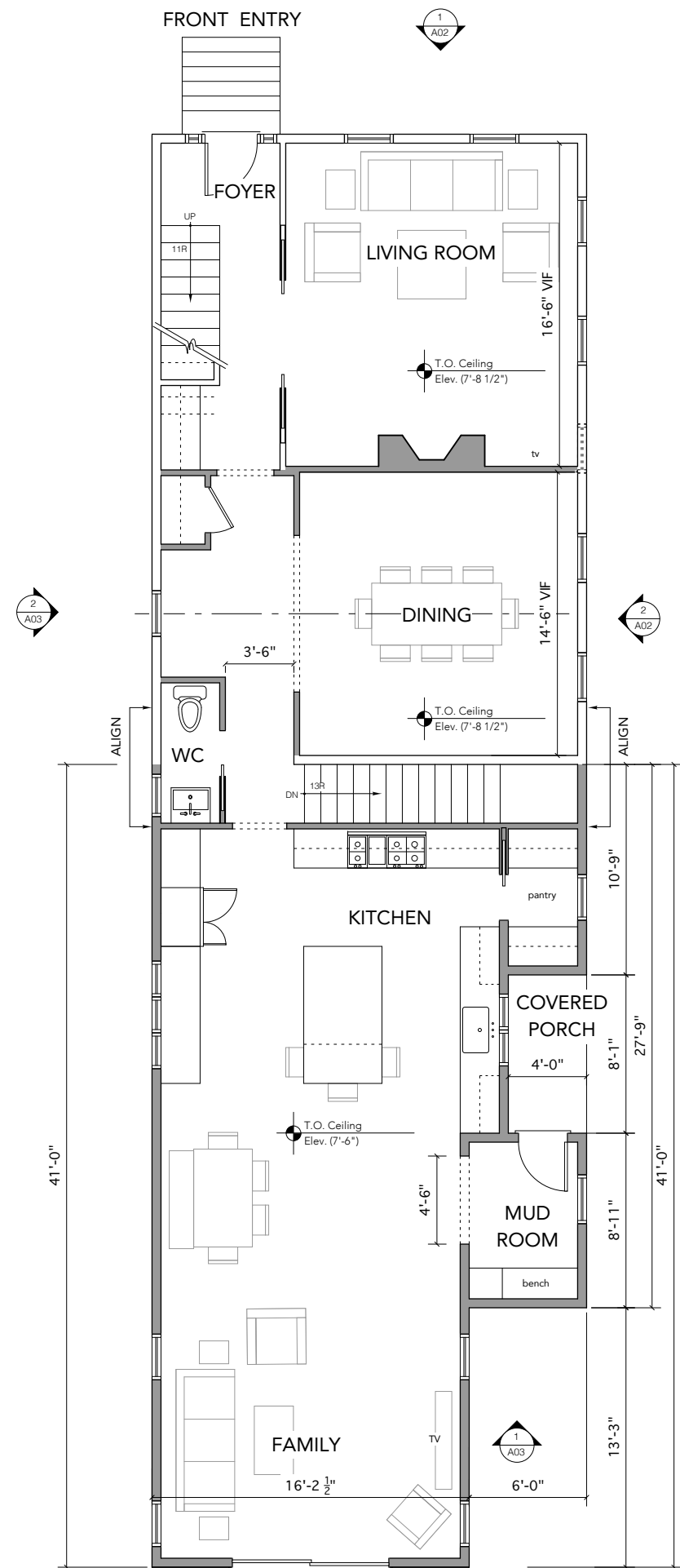
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PROPOSED Floor Plans

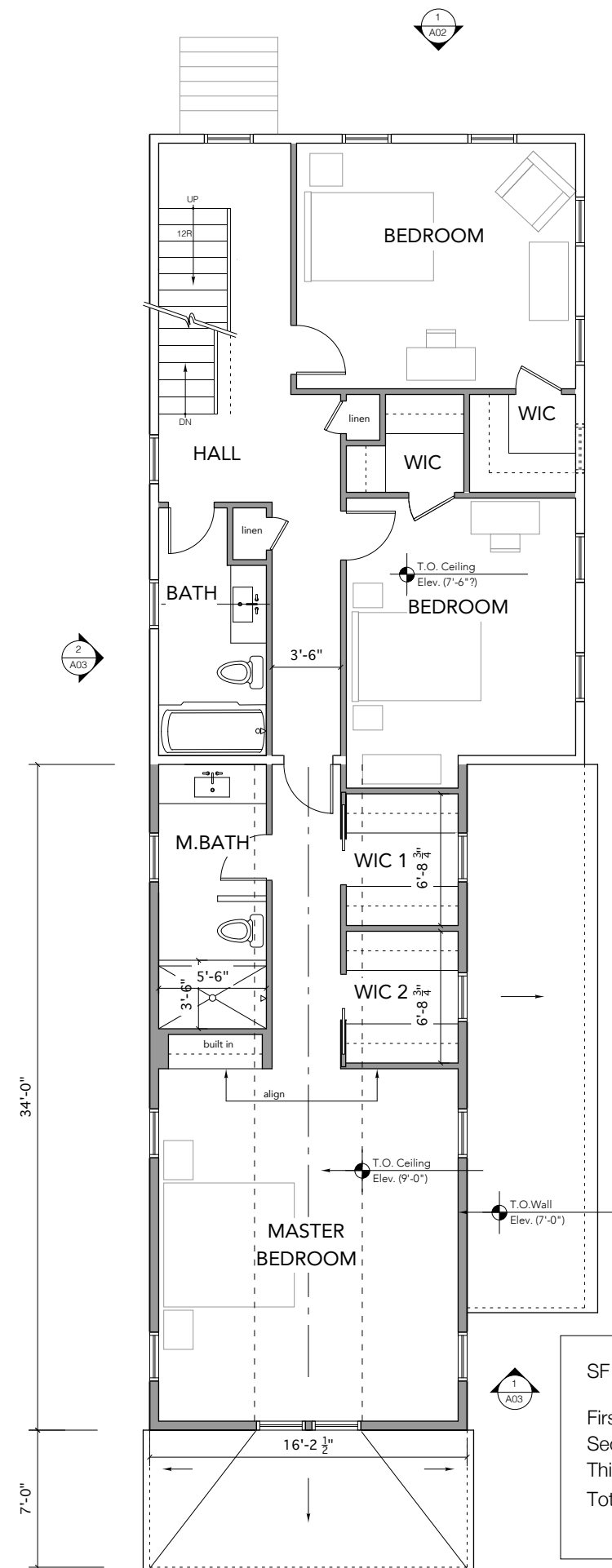
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24 July 2020

A01

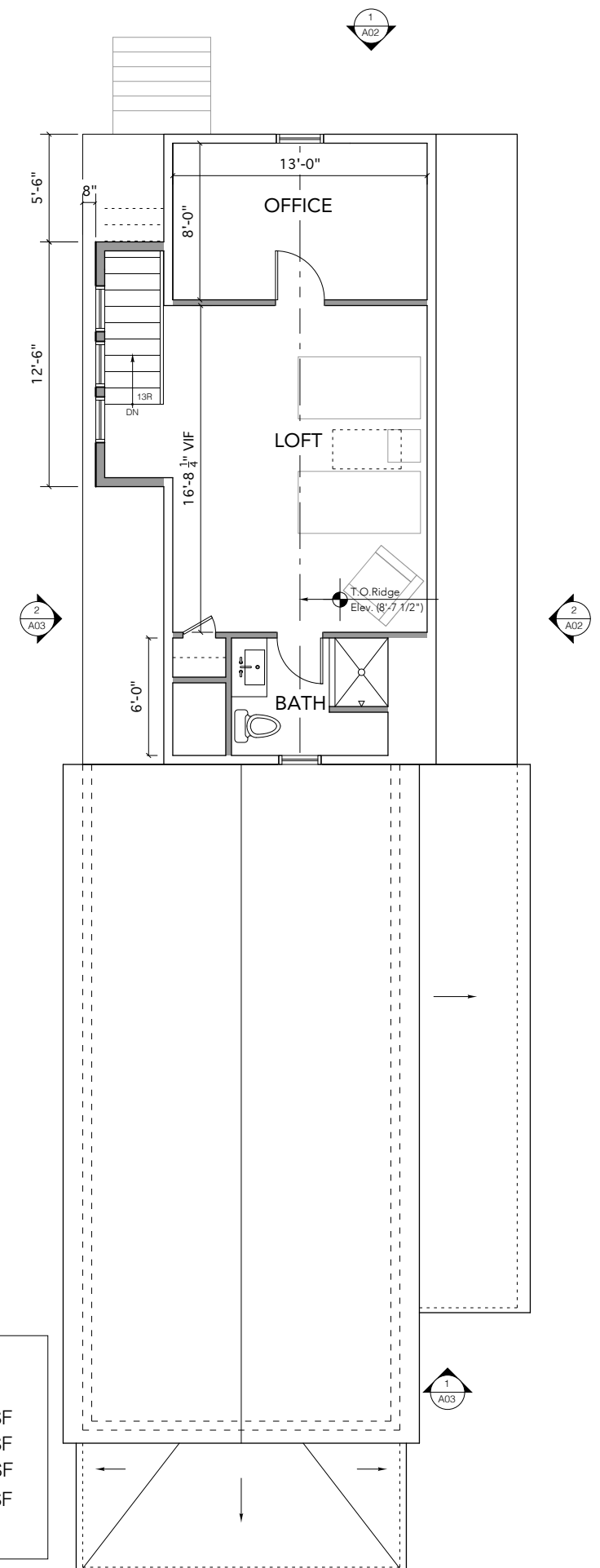


1 First Floor Plan
SCALE: 1/8" = 1'-0"



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

SF Calculations	
First Floor	1,514 SF
Second Floor	1,265 SF
Third Floor	465 SF
Total	3,244 SF



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

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

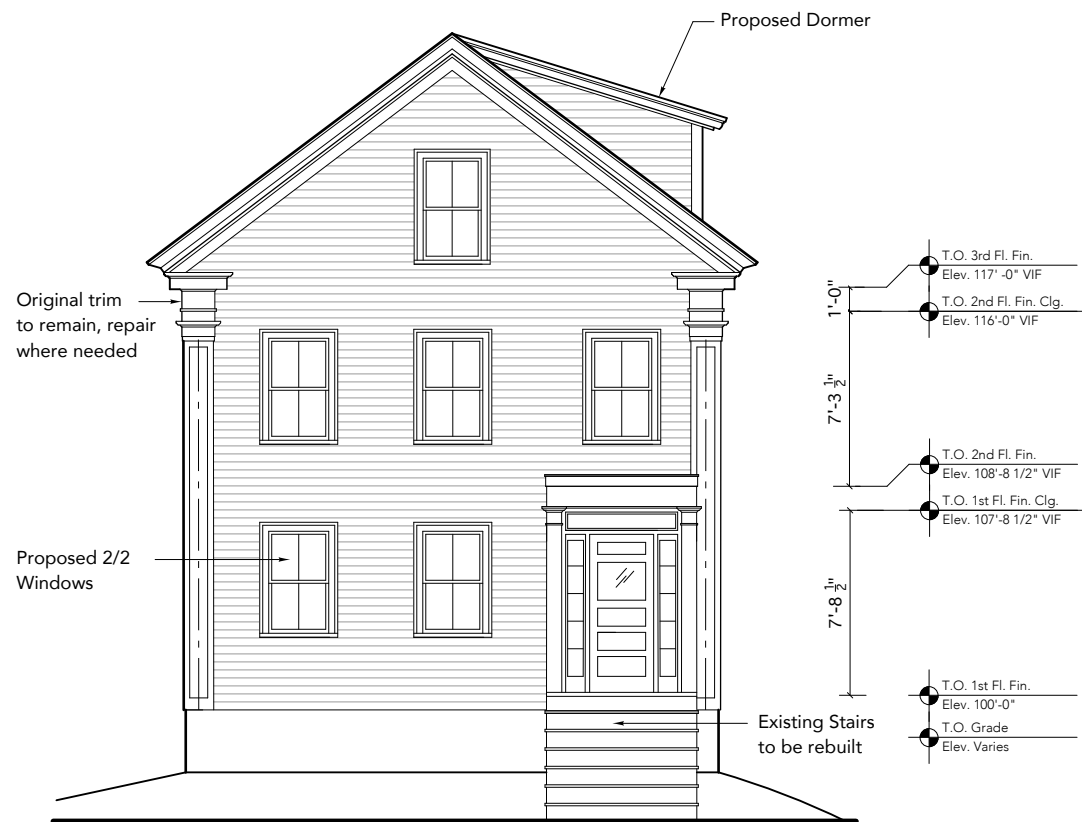
title:

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:

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:

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"



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

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:

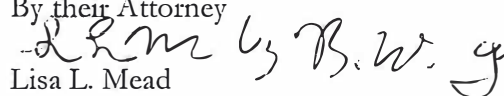
Reference is made to the above-captioned matter. In that connection, this firm represents Geoff and Nora Dodge the owners of the Property (the "Applicant"), who are proposing renovating and converting this pre-existing non-conforming two-family home to a single family home. Plans were previously presented 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
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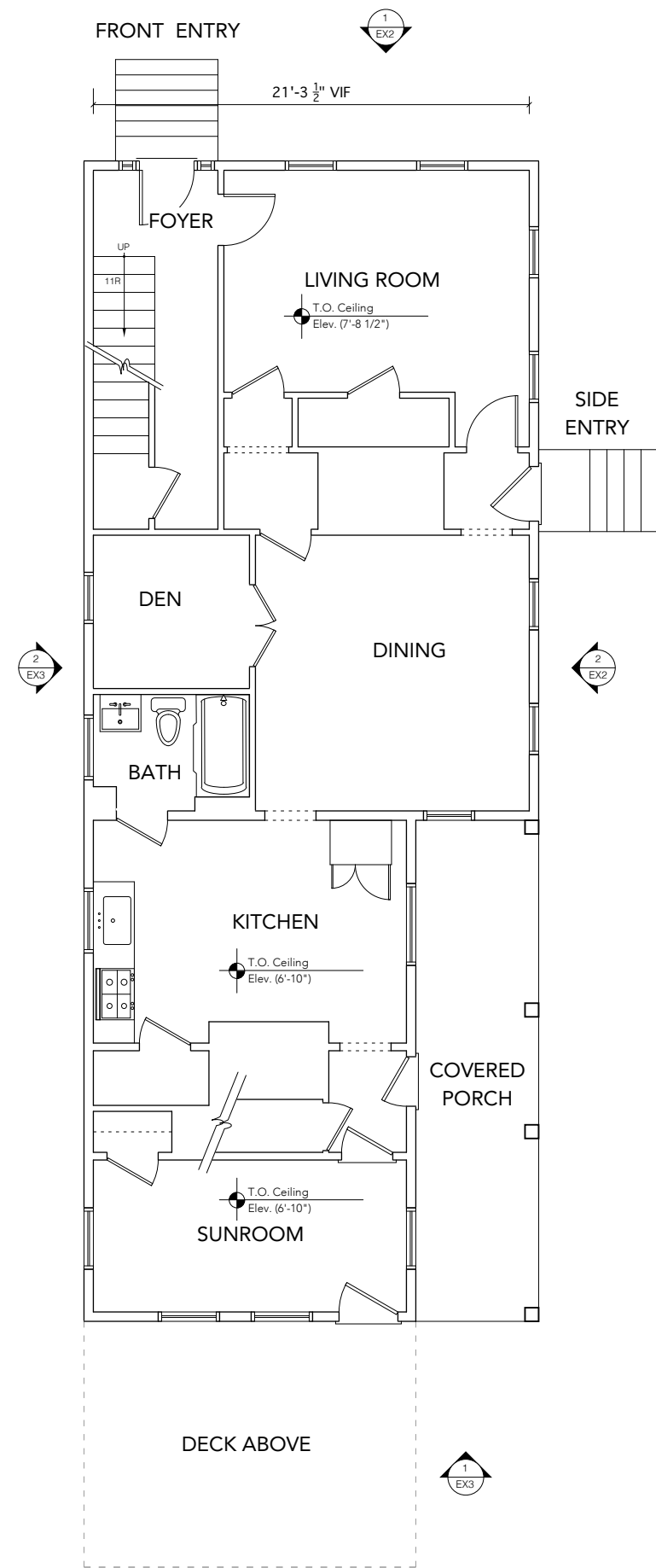
title:

EXISTING Floor Plans

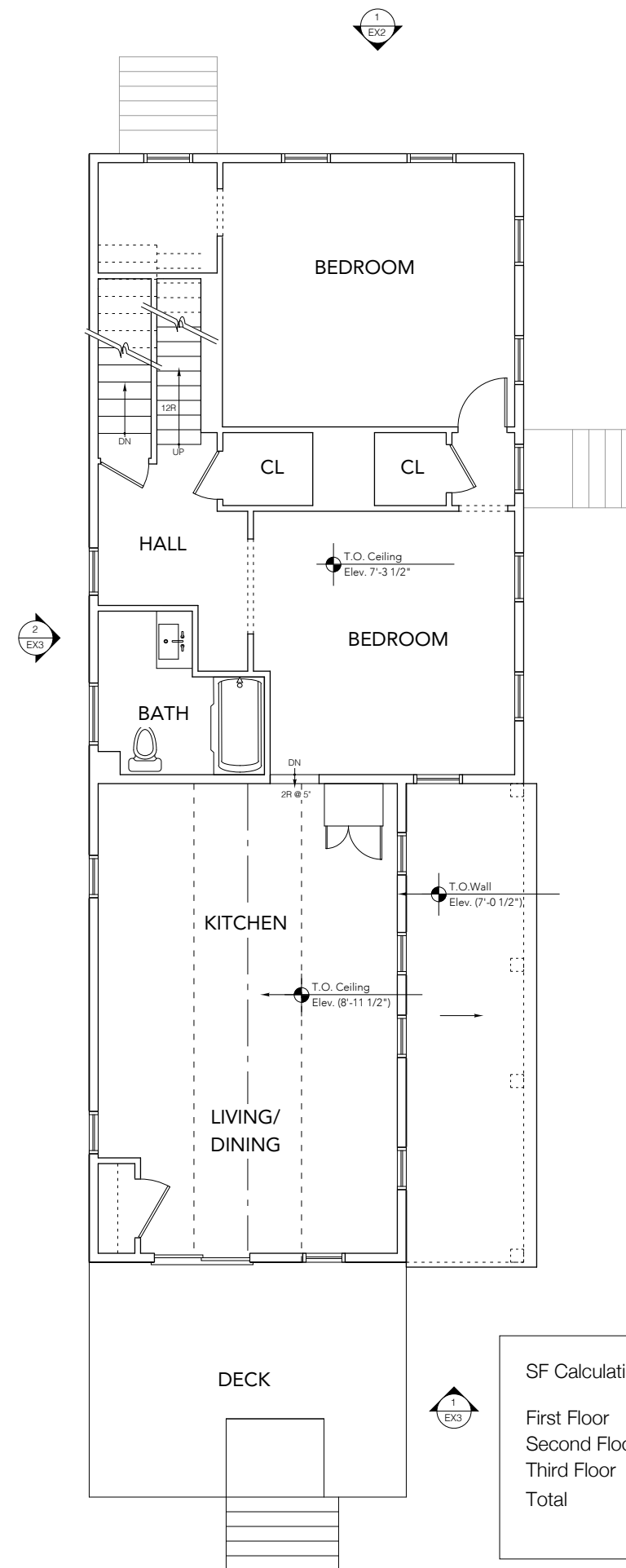
SCALE: 1/8" = 1'-0"

31 august 2020

EX1

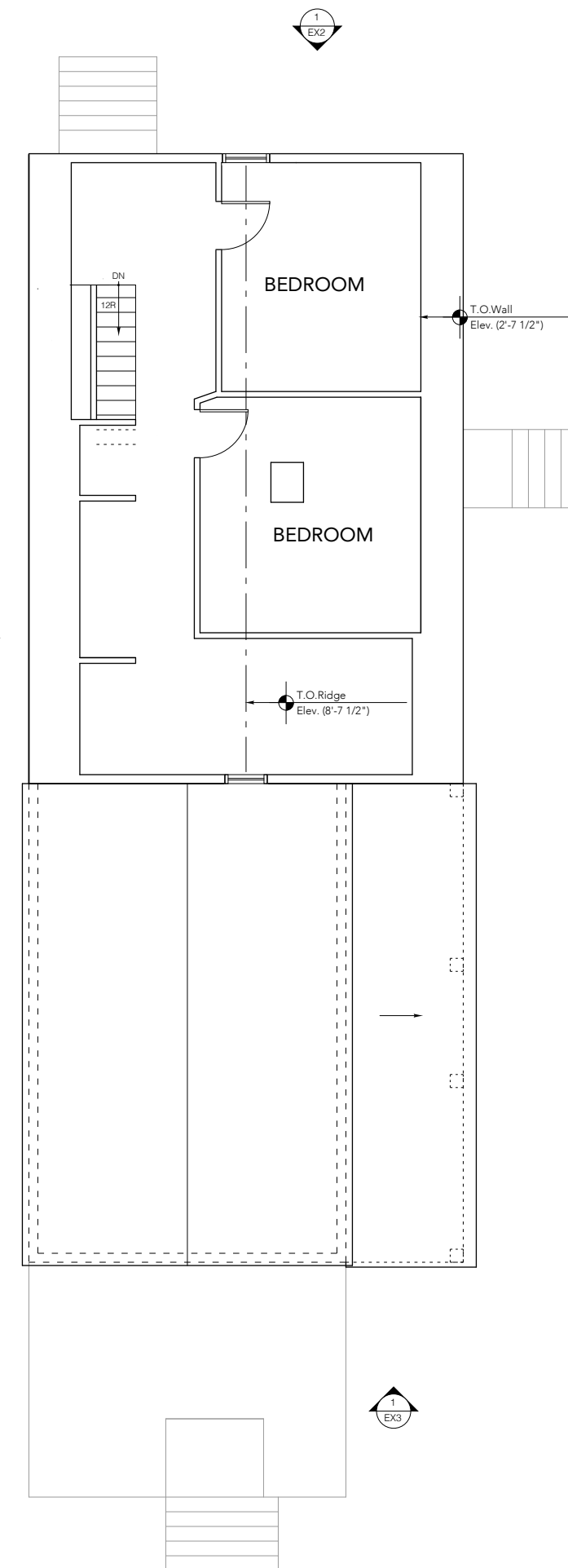


1 First Floor Plan
SCALE: 1/8" = 1'-0"



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:

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"

31 august 2020

EX2



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



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

project:

DODGE RESIDENCE

21-23 Walnut Street
Newburyport, MA

architect:

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2 Liberty Street
Newburyport, MA
01950

T. 978 499 9442

www.grafarch.com

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:

DODGE RESIDENCE

21-23 Walnut Street
Newburyport, MA

architect:

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T. 978 499 9442
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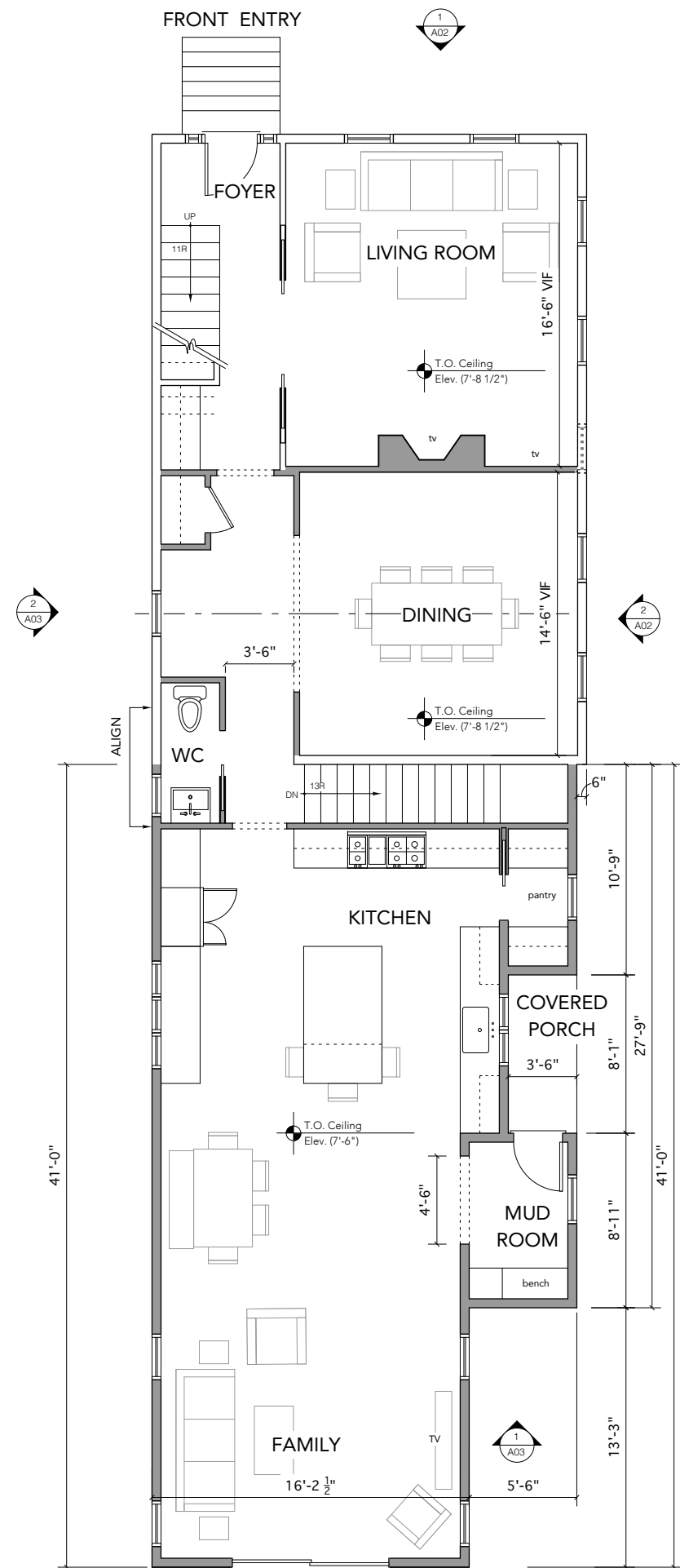
title:

PROPOSED Floor Plans

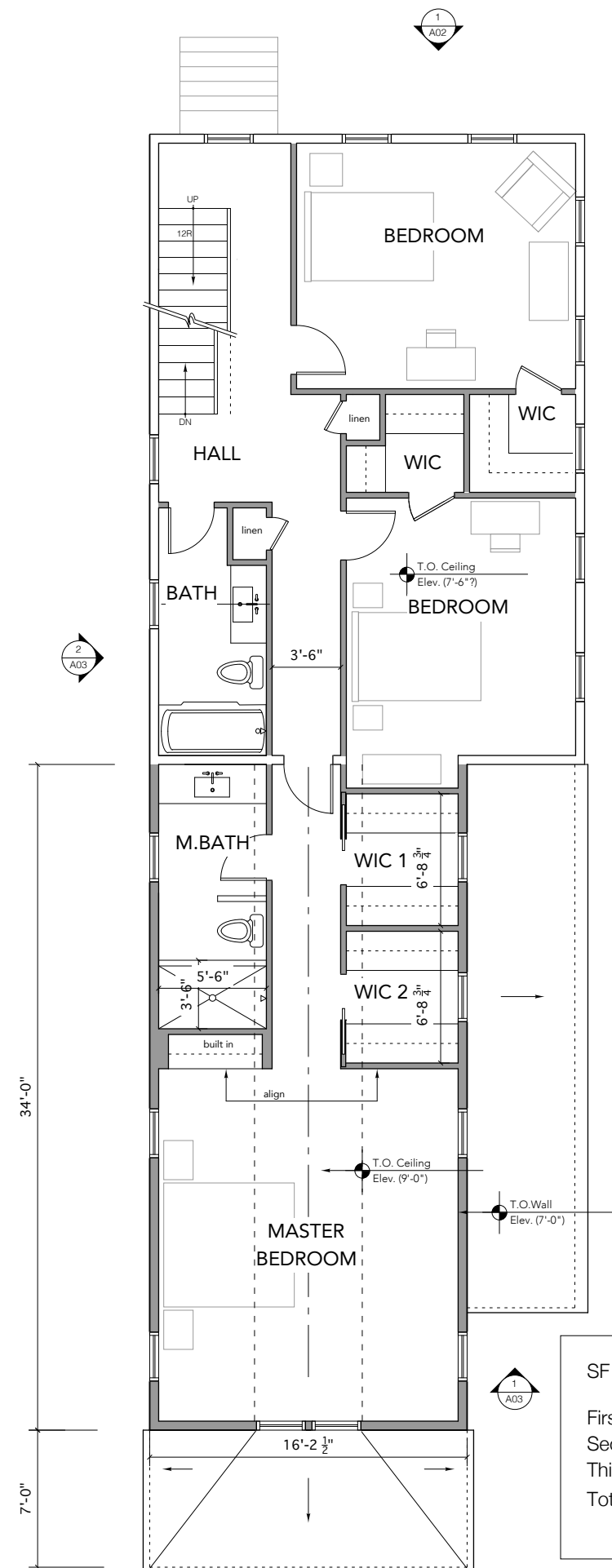
SCALE: 1/8" = 1'-0"

31 august 2020

A01



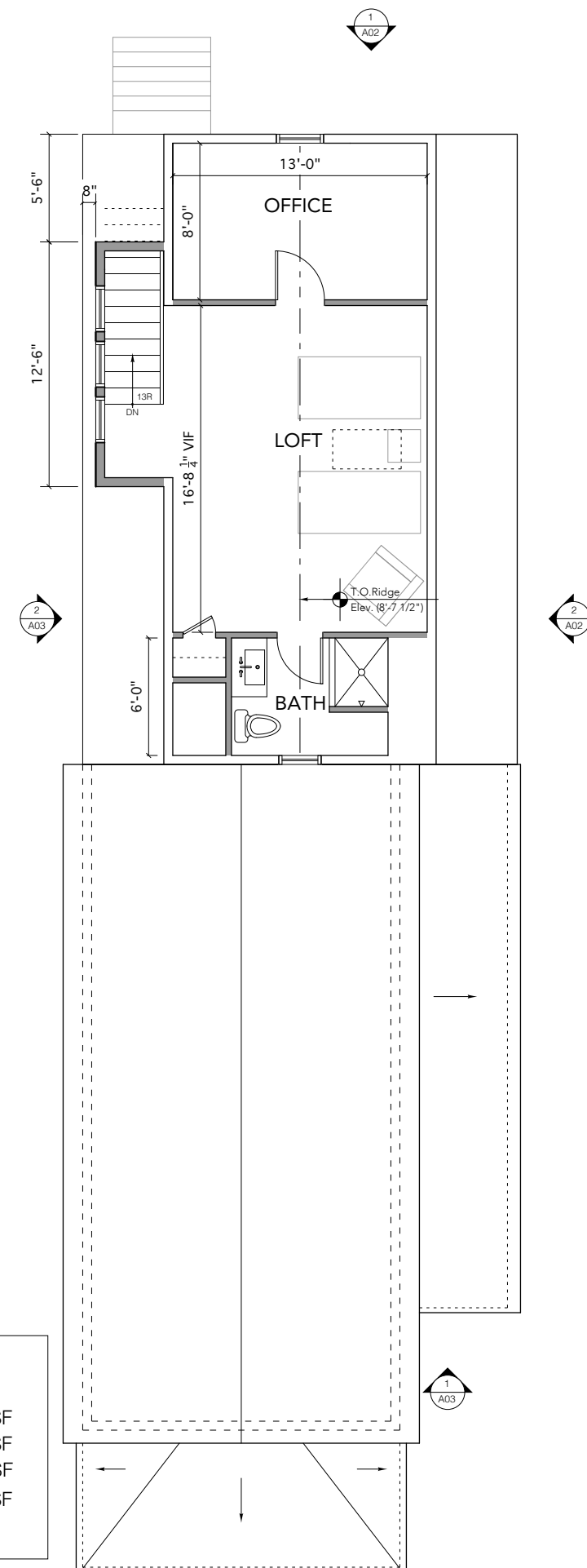
1 First Floor Plan
SCALE: 1/8" = 1'-0"



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:

DODGE RESIDENCE

21-23 Walnut Street
Newburyport, MA

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950

T. 978 499 9442

www.grafarch.com

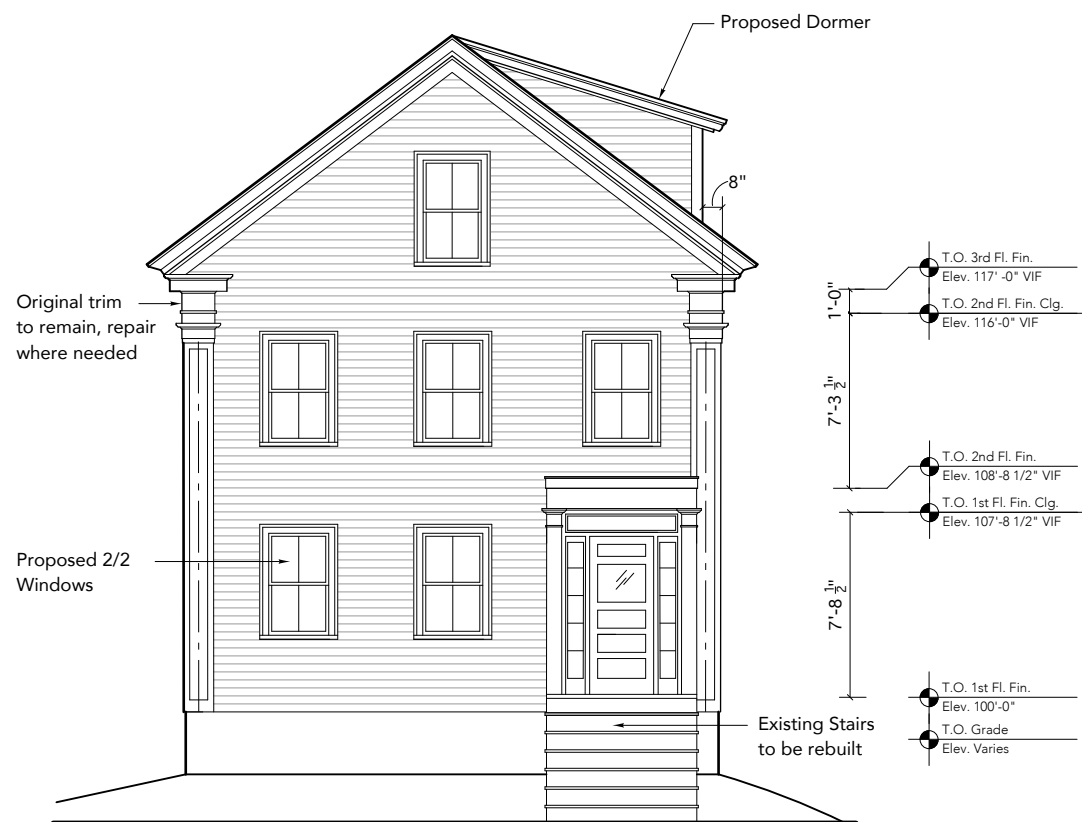
title:

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

21-23 Walnut Street
Newburyport, MA

architect:

GRAF ARCHITECTS
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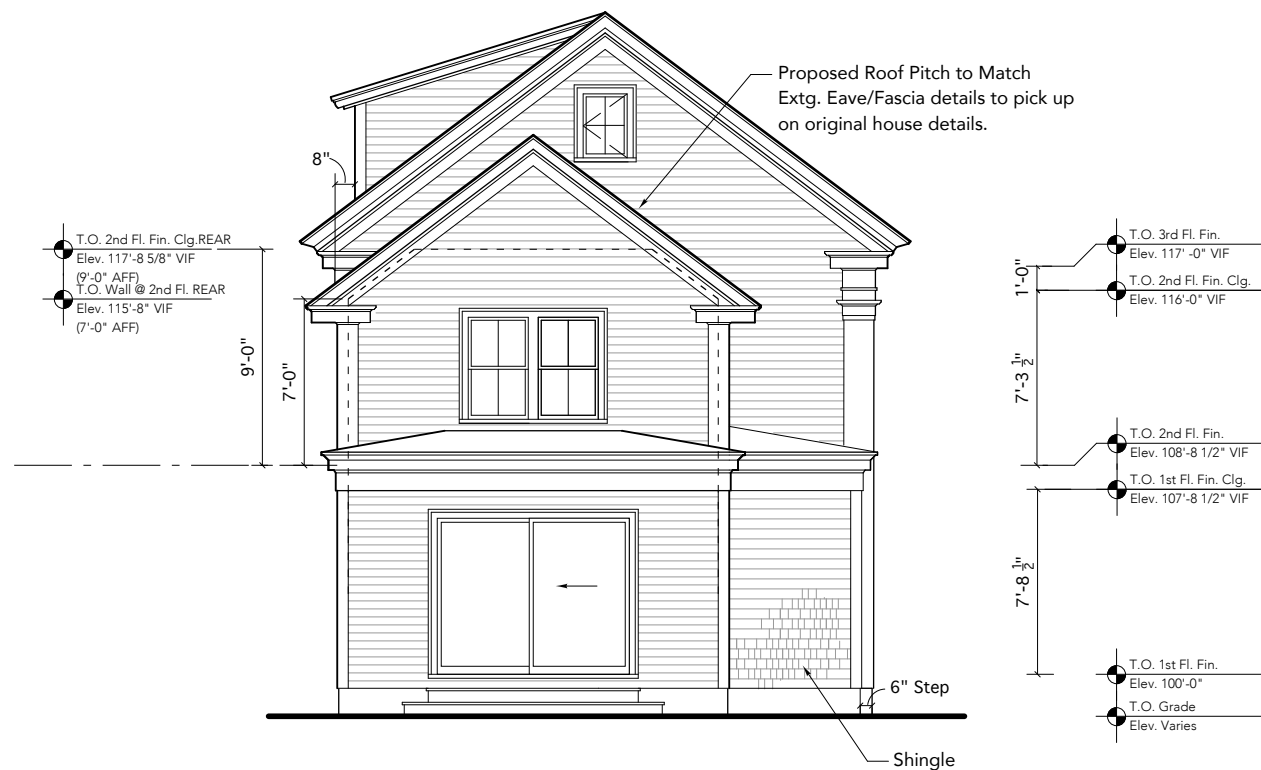
title:

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



EXHIBIT B-Report of Structural Engineer

FIX ENGINEERING

2 Silver Ledge Road, Newbury, MA 01951

Office: 978-462-4331 Cell: 978-973-2366 Fax: 978-462-4335 email: jfix@comcast.net

August 10, 2020

Newburyport Historical Commission
60 Pleasant Street
Newburyport, MA 01950

Re: Rear section of existing residence at 21-23 Walnut St., Newburyport, MA
Evaluation of existing structure

Dear Historical Commission:

I have made observations of the existing rear structure of the residence at 21-23 Walnut St. The rear two-story section of the building is approximately 16 ft x 24 ft, with an attached one-story porch measuring approximately 6 ft x 24 ft.

I observed that the grade around the rear section of the building is too high and slopes toward the house. This has resulted in rotting of both the sill and lower sections of the sheathing. The perimeter foundation itself consists of several courses of brick masonry set on very loose rubble. Within the perimeter foundation is a very shallow dirt crawl space. In the crawl space there are several wood columns set on large stones acting as footings – an unstable condition, in my opinion.

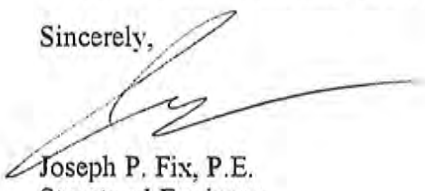
The second-floor framing consists of undersized joists, and beams that have been cut off. The floor is noticeably bouncy.

I observed that the original roof structure is built with undersized rafters spaced at 30 inches. More recent construction consisted of sistering 2x10s to the rafters and adding collar ties. But, based on my evaluation, the collar ties are set too high to keep the rafters from spreading.

In my opinion, the current rear section of the building is unsafe, unstable and is not capable of resisting expected loadings. Furthermore, I believe it would be very difficult and impractical to perform some of the required remedial work. For example, in order to make the perimeter foundation stable and resistant to drainage issues, the entire structure would need to be temporarily supported while the foundation is removed and replaced. I therefore recommend that the existing rear section of the residence be demolished.

If you have any questions, please feel free to contact me.

Sincerely,



Joseph P. Fix, P.E.
Structural Engineer

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.

FIX ENGINEERING

Fix Engineering, a sole proprietorship, was founded in 2001 by Joseph P. Fix, PE to offer full-service structural engineering services to architects, contractors, and owners on a broad range of projects. Since its inception, Fix Engineering has provided structural engineering services on over 1500 projects. Principal/ owner Joseph Fix has over 35 years experience in consulting structural engineering. He is experienced in the design and evaluation of structures in wood, steel, concrete, and masonry. Joseph Fix is a registered professional engineer in Massachusetts and New Hampshire. Fix Engineering carries a \$1,000,000 professional liability insurance policy.

SERVICES OFFERED

Residential Design and Evaluation

Engineering of residential structures represents the largest segment of Fix Engineering's business. Joseph Fix is experienced in design of projects ranging from small additions to new luxury homes to pile-supported beachfront houses. He is also experienced in the evaluation and renovation of existing and historic homes.

Commercial, Industrial & Institutional Projects

Non-residential projects have included two-story office buildings, foundations for pre-engineered buildings, and renovations to commercial and industrial structures.

PARTIAL CLIENT LIST

Benjamin Nutter Architects, Topsfield, MA
Carpenter & MacNeille Architects and Builders, Essex, MA
Cummings Architects, Ipswich, MA
David Davies Design, Newburyport, MA
David Mehlin, Architect, Ipswich, MA
Graf Architects, Newburyport, MA
Helen Sides, Architect, Salem, MA
Howell Custom Building Group, Lawrence, MA
Joppa Design, Newburyport, MA
Keery Design, Newburyport, MA
Laine M. Jones Design, West Newbury, MA
McGavern Design, Newburyport, MA
Olson Lewis + Architects, Manchester, MA
Robert E. May, Jr., Architect, Ipswich, MA
Salley Associates Architects, Newbury, MA
Taormina Architects., Gloucester, MA
Thomas Mayo Assoc. Architects, Ipswich, MA
TS Beard Architecture, Ipswich, MA
William Mead, Architect, Beverly, MA
Woodman Assoc. Architects, Newburyport, MA

REFERENCES

- Robert May, architect, Ipswich, MA: 978-356-5175
- John O'Connell, structural engineer, Newburyport, MA: 978-465-2216
- William Salley, architect, Newbury, MA: 978-462-2734
- Benjamin Nutter, architect, Topsfield, MA: 978-887-9836
- Aileen Graf, architect, Newburyport, MA: 978-499-9442
- Helen Sides, architect, Salem, MA: 978-741-8589
- David Keery, architectural designer, Newburyport, MA: 978-395-5710

PROFESSIONAL EXPERIENCE

2001-present	<u>Fix Engineering</u> , Newbury, MA
1997-2005	<u>DMJM Harris, Inc.</u> , Boston, MA
1990-1997	<u>Gordon, Bua & Read, Inc. (currently TranSystems, Inc.)</u> , Reading, MA
1988-1990	<u>Construction Engineering Services</u> , Newburyport, MA
1985-1988	<u>King & Gavaris Consulting Engineers, Inc.</u> , New York, NY
1980-1985	<u>United Engineers & Constructors, Inc.</u> , Philadelphia, PA and Seabrook, NH

EDUCATION

University of Missouri – B.S. Civil Engineering, 1980

CONTACT INFORMATION

Joseph P. Fix, P.E.
Fix Engineering
2 Silver Ledge Road
Newbury, MA 01951

Office: (978) 462-4331
Cell: (978) 973-2366
Fax: (978) 462-4335
Email: jfix@comcast.net

**EXHIBIT C-Comparative Living Spaces of Homes Near 21-
23 Walnut Street**

Address	Lot Size	Living Area	Living Area as a % of Lot Size	Bedrooms
21-23 Walnut	10,064	3,234	.32	3
25 Walnut	20,908	3,189	.15	5
27 Walnut	3,049	864	.28	3
17-19 Walnut	11,586	2,511 (2 units)	.21	6 (total: 3+3)
15 Walnut	10,118	2,747	.28	4
12 California	8,276	1,872	.22	5
18 Walnut	6,534	2,199	.34	4
20 Walnut	6,098	1,954	.32	3
22-24 Walnut	5,662	2,304	.40	5
13 Walnut	10,018	1,995	.20	3
10-12 Walnut	6,969	2,342	.35	3
9-11 Walnut	20,342	5,464 (2 units)	.26	7 (total3+4)
8 Walnut	8,712	2,099	.24	3
Average	9,872	2,521	.27	3.5

The Property is neither the highest nor the lowest as a percent of living area to Lot Size nor is it the highest or the lowest as compared to Living Area per lot.

Newburyport Historic District District Data Sheets

*Status Code: The contributing status of structures has been assigned based on the retention of pre-1930 designs.

C – Buildings which clearly have major identifiable elements of their original (pre-1930) designs.

INT – Those structures built after 1930 have been designated as intrusions.

MC – Structures which appear to pre-date 1930 and which are similar in scale and materials to their neighbors, but which have undergone major alterations such that their period of origin cannot be readily determined, designated minor contributing structures.

Walnut Street

Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
1	60-19		Ca 1845	Greek Revival	C
5	60-20		Ca 1870	Sidehall Italianate cottage	C
11	60-21		Ca 1870; 1970	Italianate; alterations	C
13	60-22		Ca 1850	Greek Revival	C
15	60-23		Ca 1875	Second Empire style cottage	C
17-19	60-24		Ca 1875	Italianate/Double House	C
21-23	60-25		Ca 1850	Sidehall Greek Revival	C
25	60-26		Ca 1850	Greek Revival	C
27	60-27		Ca 1875; ca 1930	Astylistic Victorian cottage; new foundation (moved?)	C
31	60-52		Ca 1850	Greek Revival	C
4	60-36		Ca 1875	Astylistic Victorian cottage	C
6	60-35		Ca 1850	Greek Revival cottage	C
8	60-34		Ca 1860	Sidehall Italianate	C
12 ----- -	----- See	11 California St	-----	-----	-----
18	60-29		Ca 1860	Italianate	C
20	60-28		Ca 1870	Astylistic Victorian cottage	C
22-24	60-51		Ca 1875	Italianate/Double House	C

[Home](#)

21 WALNUT ST

Location 21 WALNUT ST

MBLU 60/ 25/A / /

Owner PULEO STEPHEN D

Assessment \$257,400

PID 100894

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$257,400	\$0	\$257,400

Owner of Record

Owner PULEO STEPHEN D

Sale Price \$242,400

Co-Owner

Certificate

Address 21 WALNUT ST
NEWBURYPORT, MA 01950

Book & Page 21243/0404

Sale Date 07/14/2003

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PULEO STEPHEN D	\$242,400		21243/0404	00	07/14/2003
STARK DOUGLAS E	\$0		16615/0478	1A	10/12/2000
SHAULUS THOMAS C	\$0				

Building Information

Building 1 : Section 1

Year Built: 1850

Living Area: 880

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Stories:	1 Story
Occupancy	1

Interior Wall 1:	Plastered
Interior Wall 2:	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Steam
AC Type:	None
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Grd	
Grade	Average +20
Stories:	2
Residential Units:	2
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos//01\00\37\57.jpg>)

Building Layout

BAS[880]

UBM[120]

FOP[144]

(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/100894_)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	880	880
UBM	Basement, Unfinished	120	0
		1,000	880

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 1021
Description CONDO

Size (Acres) 0
Depth
Assessed Value \$0

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$243,700	\$0	\$243,700

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23 WALNUT ST

Location 23 WALNUT ST

MBLU 60/ 25/B / /

Owner FEDERAL HOME LOAN MTG
CORP

Assessment \$399,800

PID 100895

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$399,800	\$0	\$399,800

Owner of Record

Owner FEDERAL HOME LOAN MTG CORP

Sale Price \$332,100

Co-Owner

Certificate

Address 8200 JONES BRANCH DR
MCLEAN, VA 22102

Book & Page 37875/0163

Sale Date 09/26/2019

Instrument 1L

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FEDERAL HOME LOAN MTG CORP	\$332,100		37875/0163	1L	09/26/2019
PULEO STEPHEN D	\$370,001		26965/0091	00	06/27/2007
MCGANN PATRICIA M	\$320,000		18906/0165	00	07/03/2002
SHAULUS THOMAS C	\$0		16615/0491	1A	10/12/2000

Building Information

Building 1 : Section 1

Year Built: 1850

Living Area: 1,535

Building Attributes	
Field	Description
STYLE	Condominium

MODEL	Res Condo
Stories:	2 Stories
Occupancy	1
Interior Wall 1:	Plastered
Interior Wall 2:	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heat Fuel:	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Kitchen Grd	
Grade	Average +20
Stories:	2
Residential Units:	2
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos//01\00\37\58.jpg>)

Building Layout

BAS[1004]

FUS[531]

WDK[204]

UBM[120]

(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/100895_)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,004	1,004
FUS	Upper Story, Finished	531	531
UBM	Basement, Unfinished	120	0
		1,655	1,535

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
WHL	WHIRLPOOL	1 UNITS	\$1,400	1

Land

Land Use

Use Code 1021
Description CONDO

Land Line Valuation

Size (Acres) 0
Depth
Assessed Value \$0

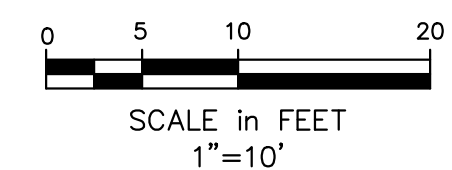
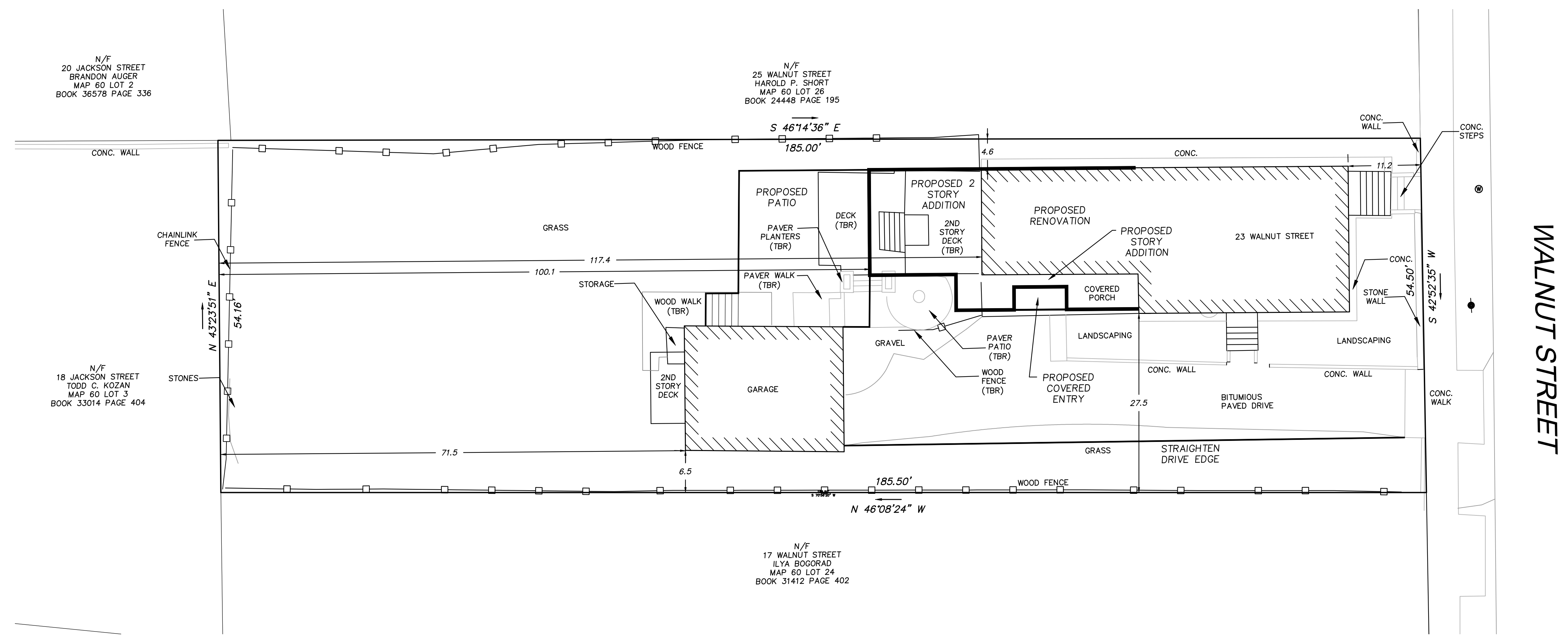
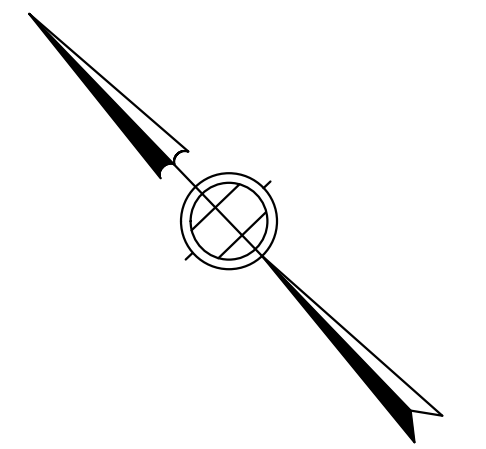
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR5	W/LOFT GOOD			456 S.F.	\$10,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$379,300	\$0	\$379,300

**Updated Plans and Photos included as part of ZBA
Application**



NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED ADDITION TO THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED MAY 29, 2020 BY THIS FIRM.

ARCHITECTURAL PLANS HAVE BEEN UTILIZED FOR BUILDING ADDITION DETAILS.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

ZONING
RESIDENTIAL (R-2)

	REQUIRED (TWO-FAMILY - 102)	EXISTING TWO-FAMILY - 102)	REQUIRED (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	15,000 SQUARE FEET	10,064 SQUARE FEET	10,000 SQUARE FEET	10,064 SQUARE FEET
MINIMUM LOT FRONTAGE	120 FEET	54.50 FEET	90 FEET	54.50 FEET
FRONT SETBACK	25 FEET	11.2 FEET	25 FEET	11.2 FEET
SIDE SETBACK (R)	20 FEET	4.6 FEET	10 FEET	4.6 FEET
SIDE SETBACK (L)	20 FEET	27.5 FEET	10 FEET	27.5 FEET
(ACCESSORY SIDE)	6.0 FEET	6.5 FEET	6.0 FEET	6.5 FEET
REAR SETBACK	25 FEET	117.4 FEET	25 FEET	101.0 FEET
(ACCESSORY REAR)	6.0 FEET	71.5 FEET	6.0 FEET	71.5 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	15.8%	25.0%	19.8%
MAXIMUM HEIGHT	35 FEET	23 FEET	35 FEET	23 FEET
MINIMUM OPEN SPACE	40.0%	66.8%	40.0%	67.1%
MINIMUM PARKING REQUIRED	3	3+	2	3+

LOCUS TITLE INFORMATION

21-23 WALNUT STREET
 OWNER: GEOFFREY & NORA LOBOSCO DODGE
 DEED REFERENCE: BK. 38591 PG. 284 & 286
 ASSESSORS: MAP 60 LOT 25-A/B

ON-LINE ZONING ORDINANCES
 CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
 PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

Copyright 2020 Winter GEC, LLC

Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE:					FIELD: <u>CO</u> CALCS: <u>EC</u> CHECKED: <u>EJC</u> APPROVED: <u>EJC</u>	ZONING PLAN 21-23 WALNUT STREET	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR GEOFF DODGE	PROJECT NO. 2020-23WALNUT
	HORIZ: 1"= 10'								DATE: JUL 21, 2020
	VERT: _____								SHEET NO. 1 OF 1
		1	9/11/20	EJC	ADJUSTED BUILDING AS DIRECTED NEAR DRIVEWAY				
		NO.	DATE	BY	REVISIONS				

project:

DODGE RESIDENCE

21-23 Walnut Street
Newburyport, MA

architect:

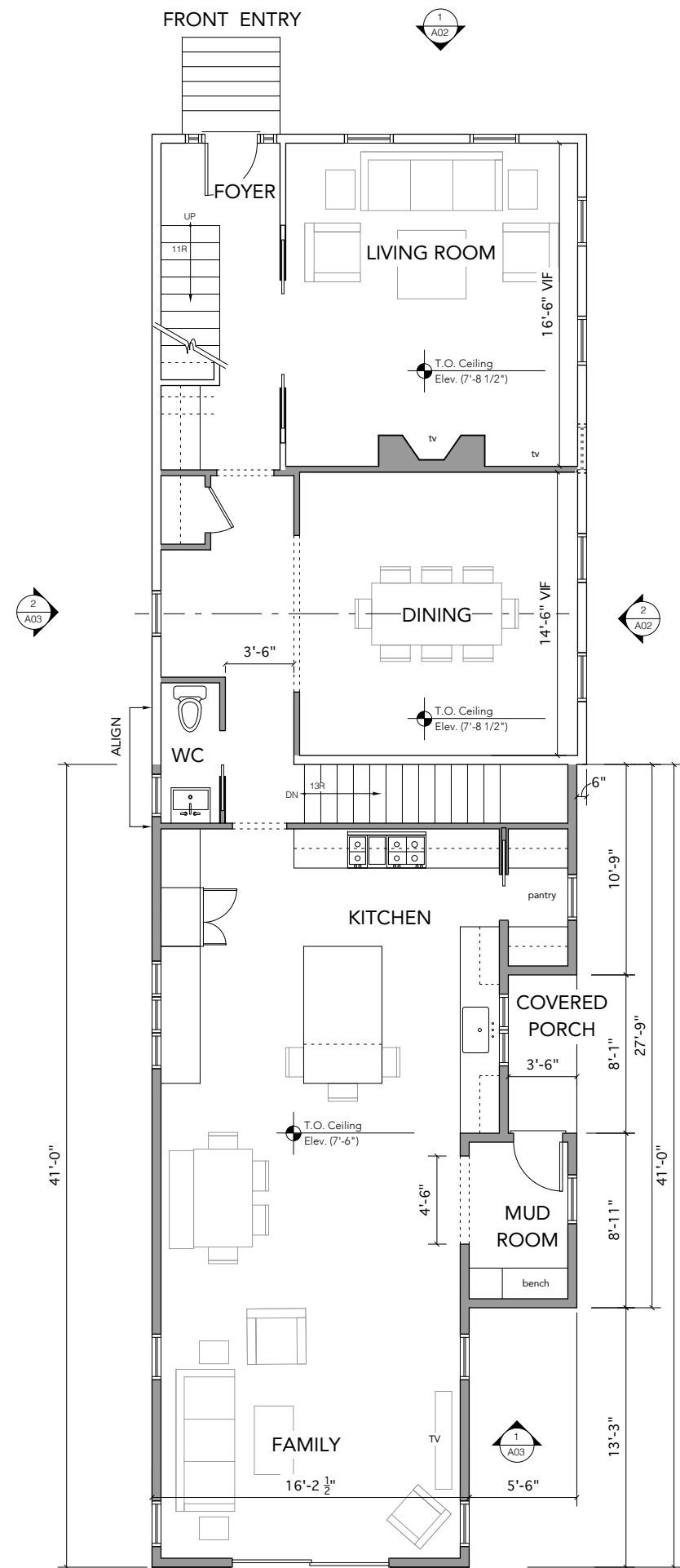
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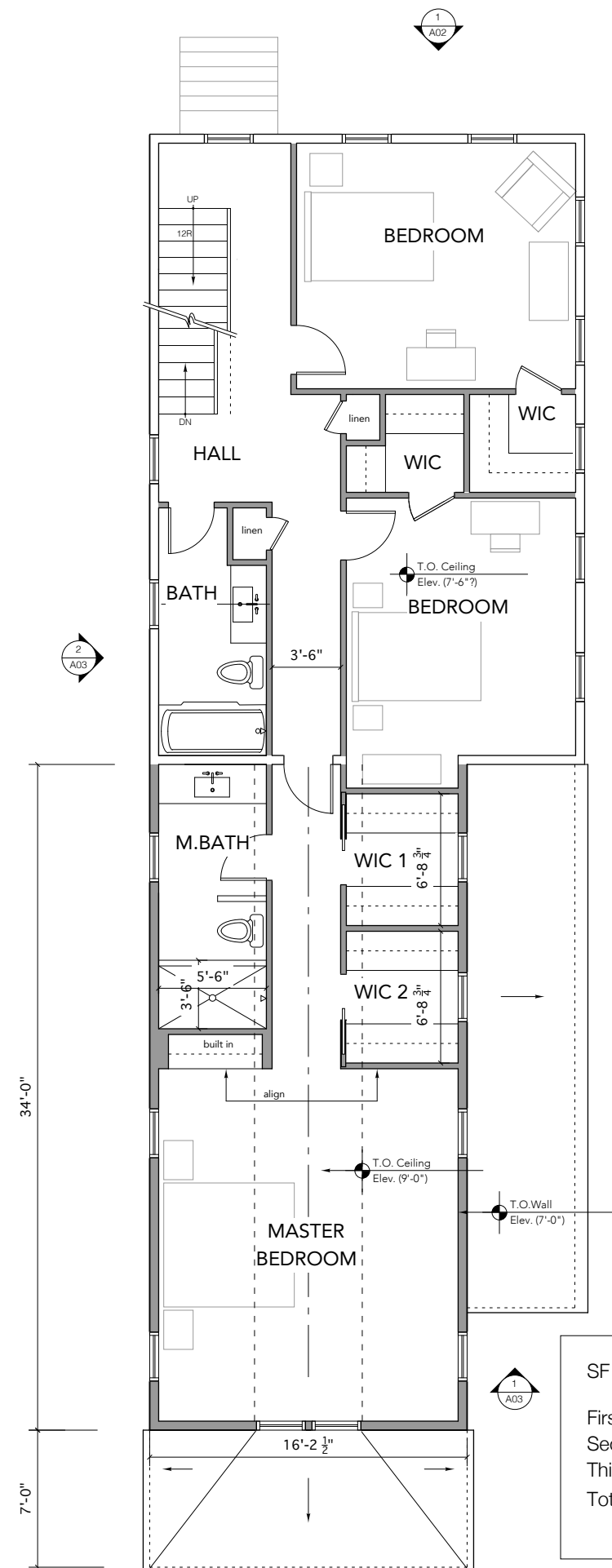
PROPOSED Floor Plans

SCALE: 1/8" = 1'-0"
10 september 2020

A01

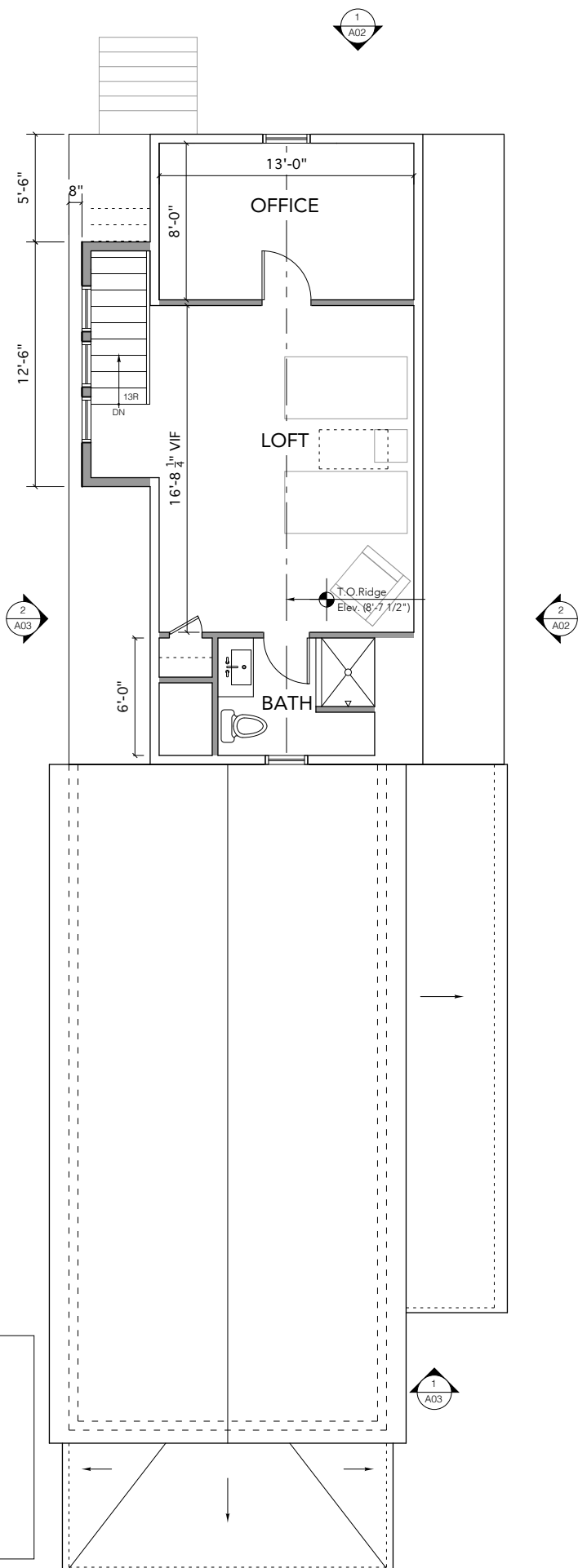


1 First Floor Plan
SCALE: 1/8" = 1'-0"



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:

DODGE RESIDENCE

21-23 Walnut Street
Newburyport, MA

architect:

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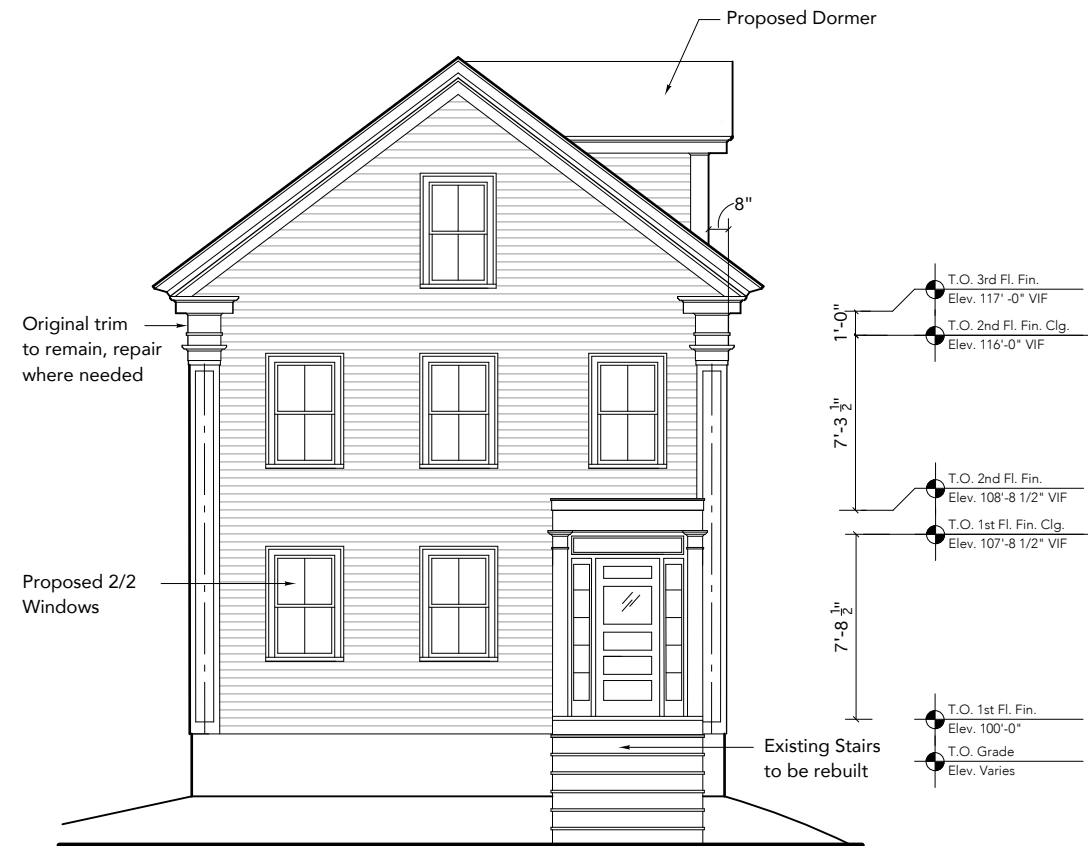
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PROPOSED Exterior Elevations

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

10 september 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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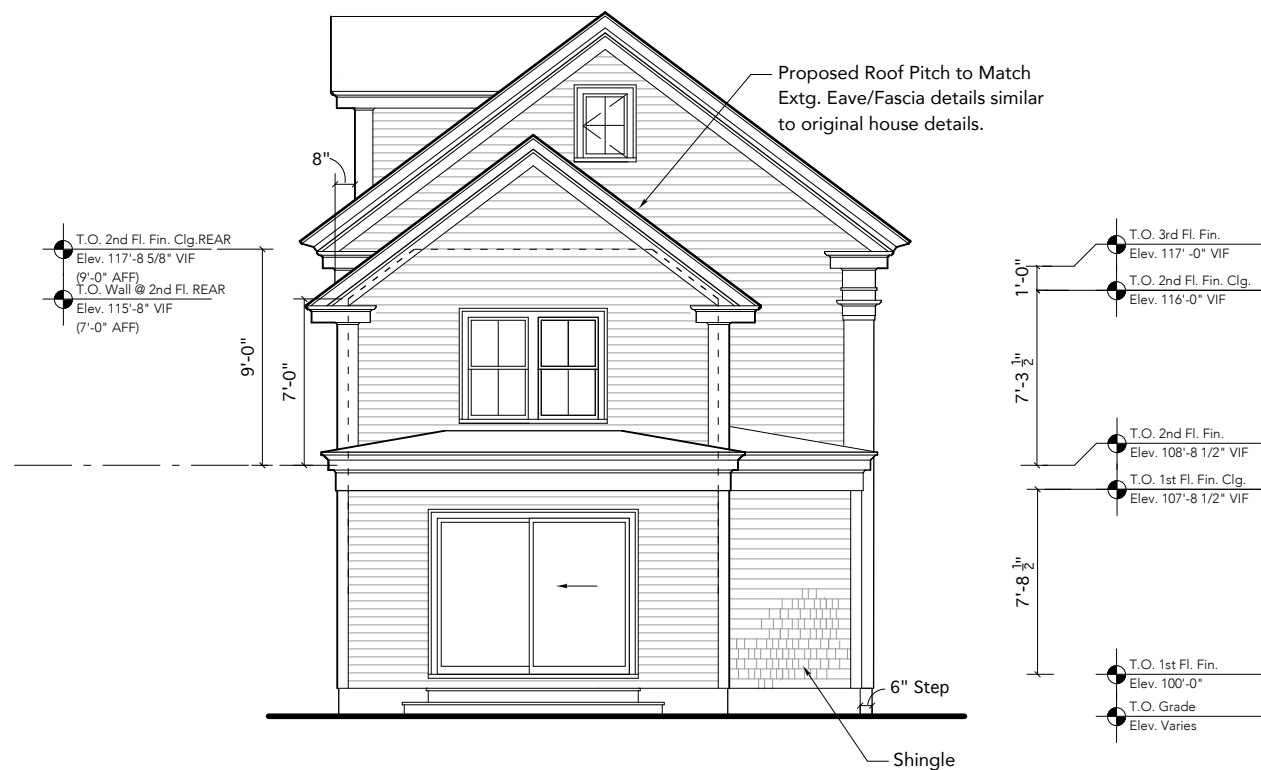
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PROPOSED Exterior Elevations

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

10 september 2020

A03



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



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

project:

DODGE RESIDENCE

21-23 Walnut Street
Newburyport, MA

architect:

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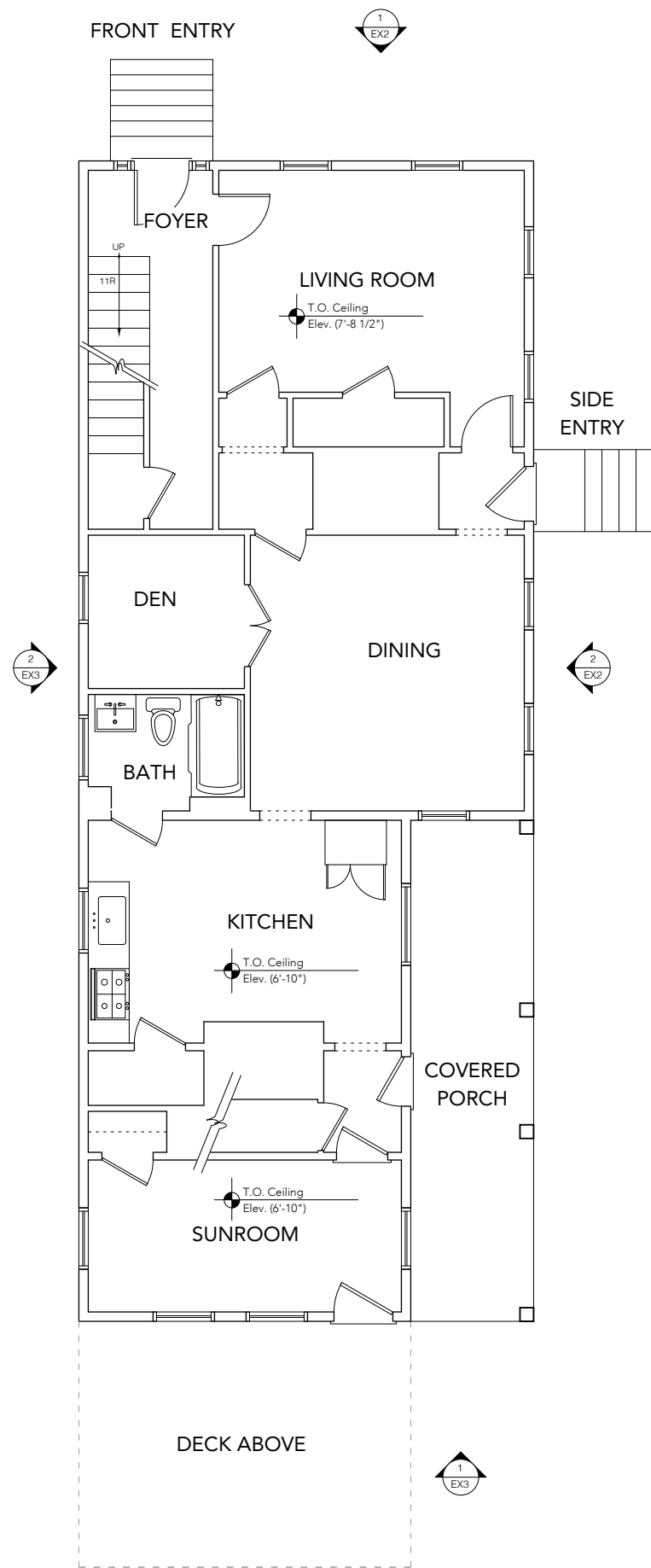
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EXISTING Floor Plans

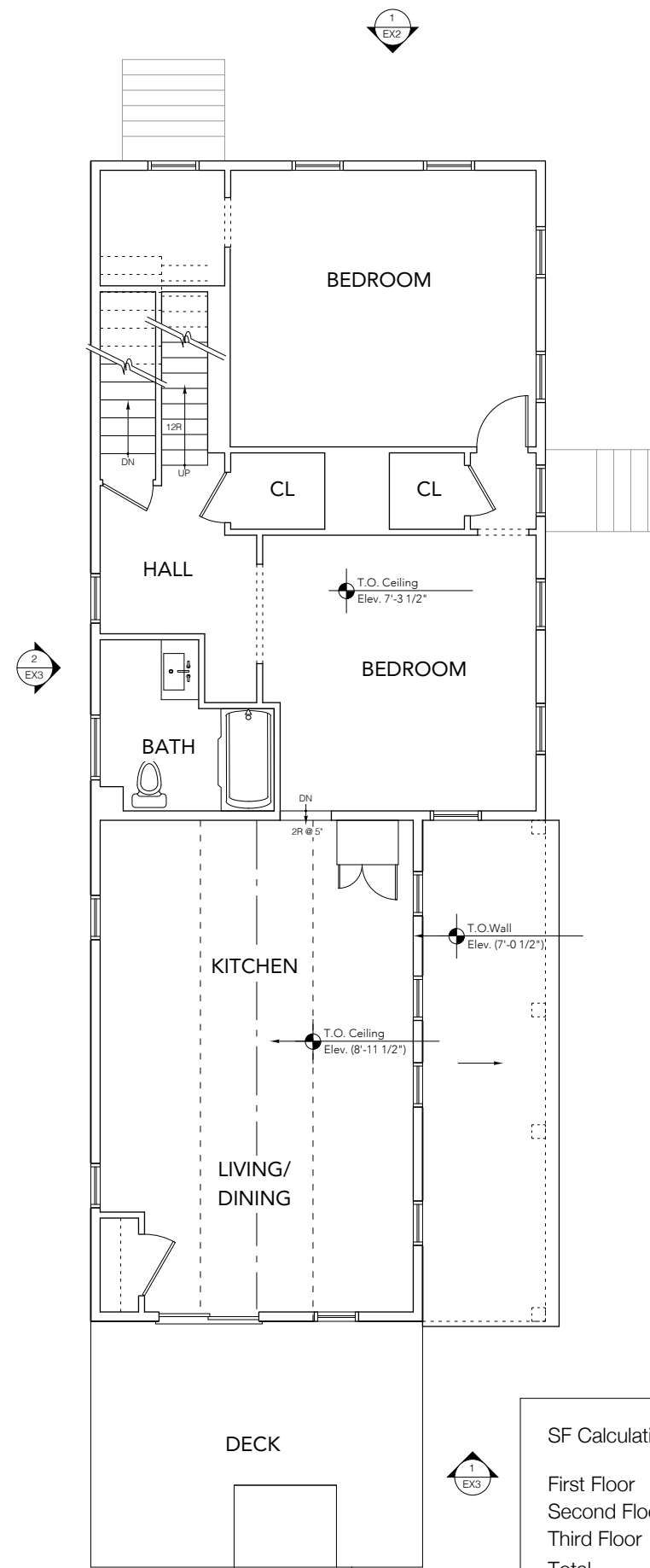
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10 september 2020

EX1

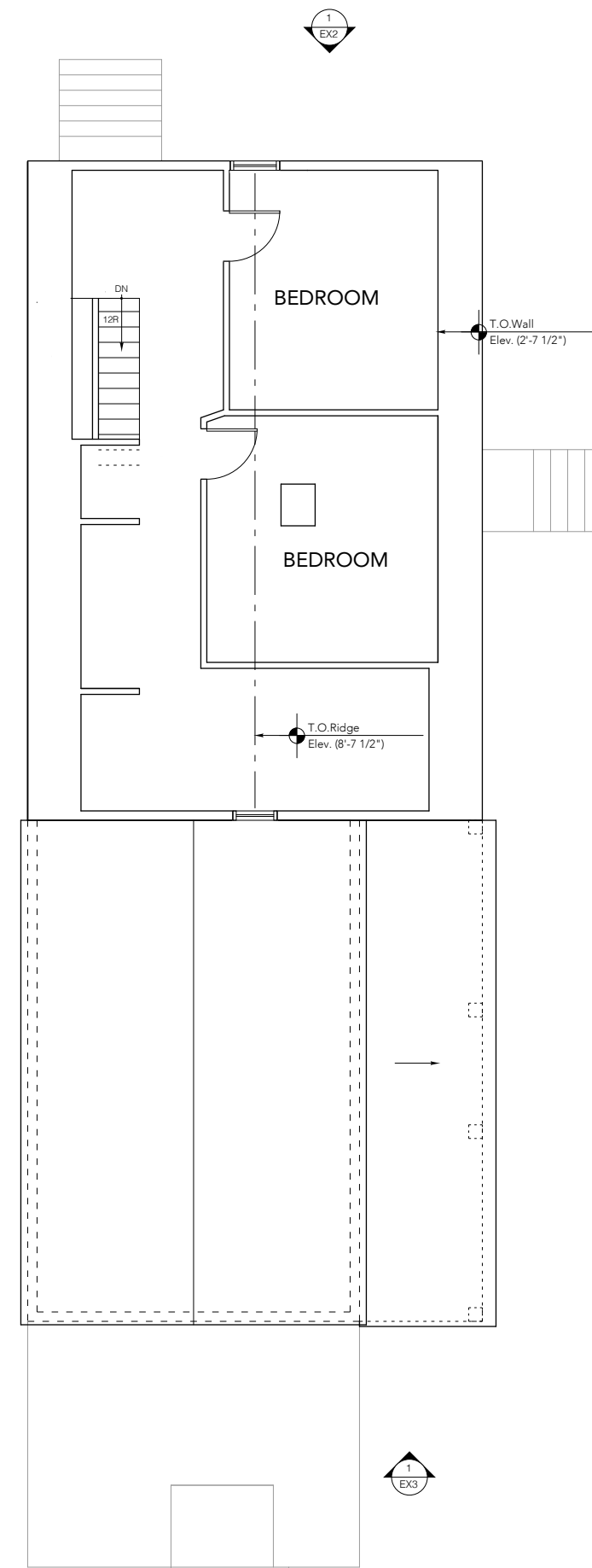


1 First Floor Plan
SCALE: 1/8" = 1'-0"



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:

DODGE RESIDENCE

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architect:

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title:

EXISTING Exterior Elevations

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

10 september 2020

EX2



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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title:

EXISTING Exterior Elevations

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

10 september 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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architect:

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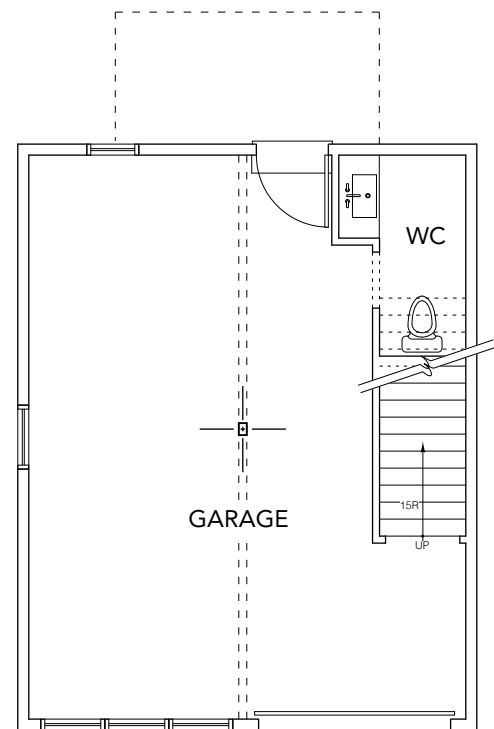
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GARAGE Existing Floor Plans + Exterior Elevations

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

10 september 2020

G01



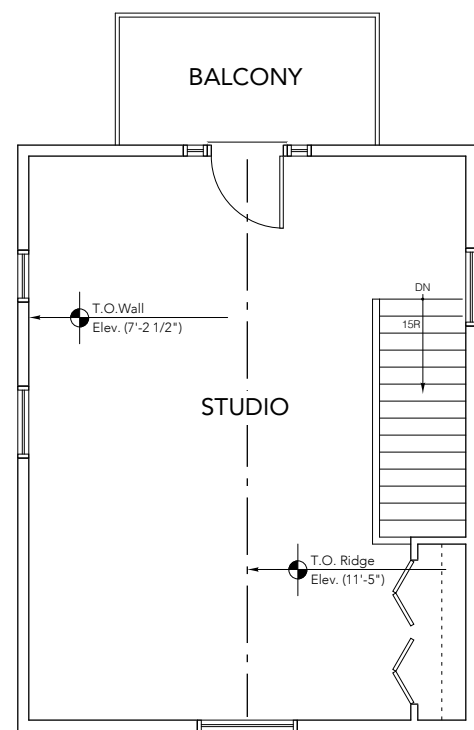
1 GARAGE - First Floor Plan
SCALE: 1/8" = 1'-0"



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



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



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



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



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

project:

DODGE RESIDENCE

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Newburyport, MA

architect:

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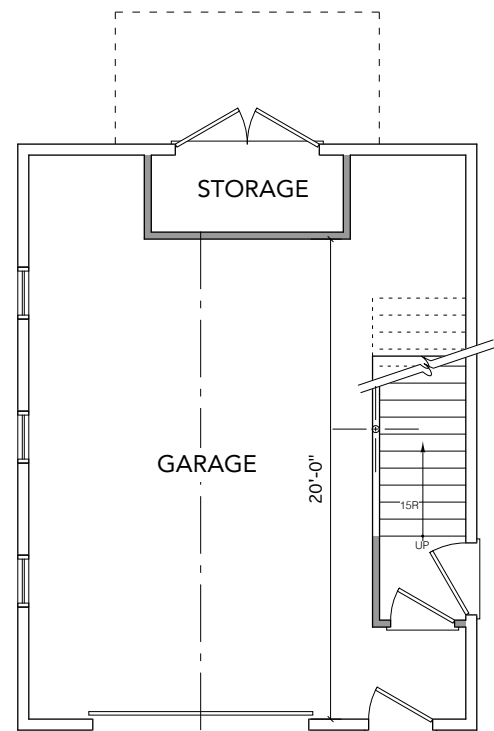
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GARAGE Proposed Floor Plans + Exterior Elevations

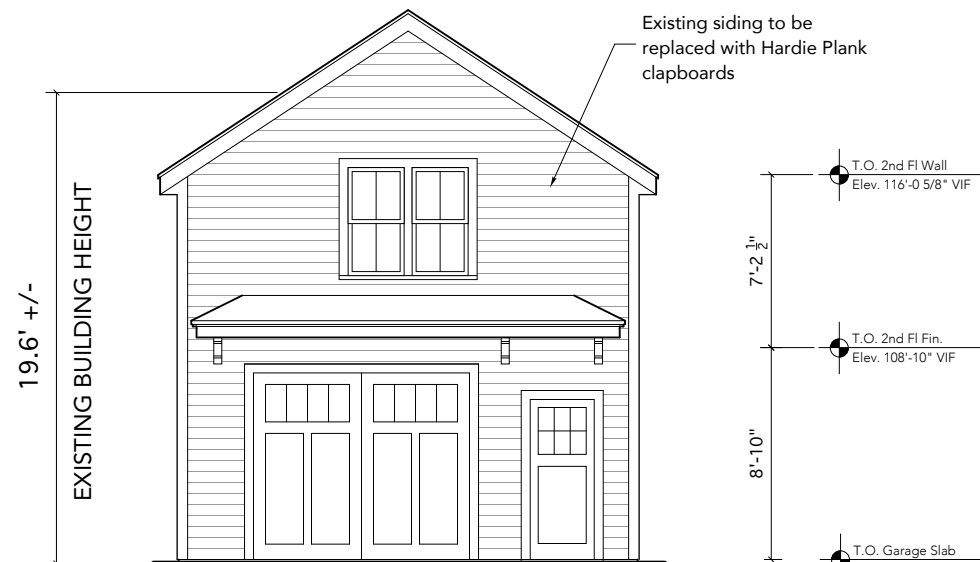
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10 september 2020

G02



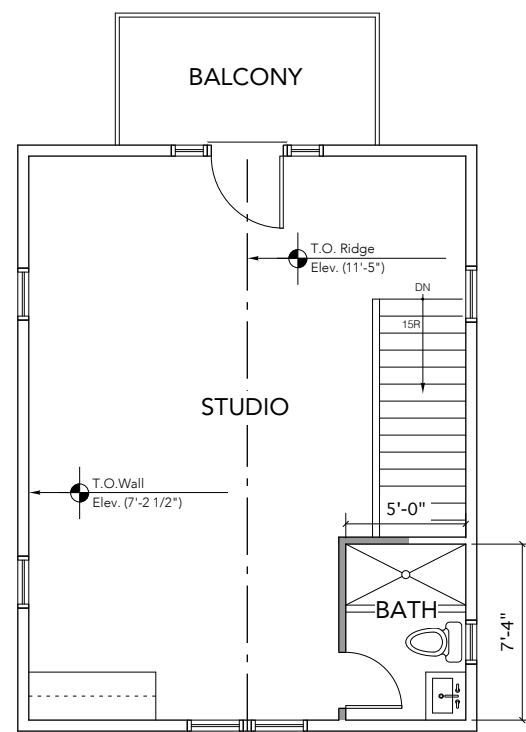
1 GARAGE - First Floor Plan
SCALE: 1/8" = 1'-0"



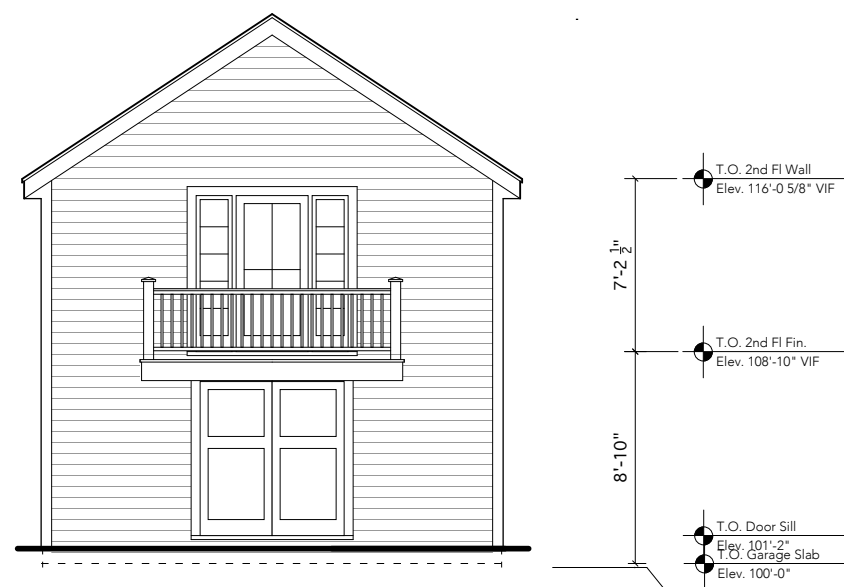
3 Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



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



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



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



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

























17









17

E41 352