



January 13, 2021

By Hand

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

Re: Request for Demolition Delay Plan Approval.
2 Jackson Street, Newburyport, MA (the "Property")

Dear Mr. Richards and Members of the Commission:

Reference is made to the above-captioned matter. In that connection, this firm represents Jerome and Brenda James the owners of the Property (the "Applicant"), who will be renovating the home and adding a dormer in the process. At this Commission's November 12, 2020 meeting the Commission instituted a demolition delay. The Commission discussed the then proposed dormer which did not meet the exemption for dormers in the City. The Applicant was requested to review what was proposed to examine if it could comply or come closer to complying with the exemption in the Ordinance.

The Applicants are seeking to obtain safer access to the third floor of their home. The home is very modest at 1,338 square feet of living area¹ and they seek to make use of the space within the existing footprint. The original submission includes a shed dormer which was even with the roof ridge and the plane of the wall. The Applicants have worked very hard to address the issues raised by the Commission.

As you can see from the sketch diagram attached, the Applicant cannot meet the guidelines specifically and still obtain safe access to the third floor. However, the Applicant has revisited the original proposal and has dropped the top of the dormer to be one foot below the ridge and has dropped the exposed front from 5' 3/4" to 4' 7", thus providing lower exposure to the street. The dormer is set back 5' 1/2" from the front elevation of the house thereby not detracting from the original form of the front gable. Additionally, previously the chimney was removed from a couple of the drawings, however, the chimney remains and the drawings have been updated to be sure it appears. The finishes for the siding and windows are as proposed on the plans.

The Applicants have worked very hard with their architect to achieve safe access to the third floor thereby providing slightly more living space in this home. The home is modest and simple in its lines and will remain so. The Applicants have worked to comply

¹ The lot area is merely 1,848 square feet.

Millis Office

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

www.mtclawyers.com

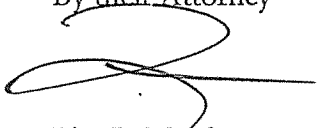
Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

with the guidelines and with the exemption, to the extent they can. The modest proposed dormer does not detract from the historic structure nor the setting in which it is located. Indeed, the Applicant is doing everything they can to retain the historic integrity of the form of the home but still make it livable for them. The Applicant merely desires to add a small amount of living space within the existing four walls by adding safe access to the third floor with the least impactful means. While doing so, the Applicant believes it has complied with the standards of the Commission.

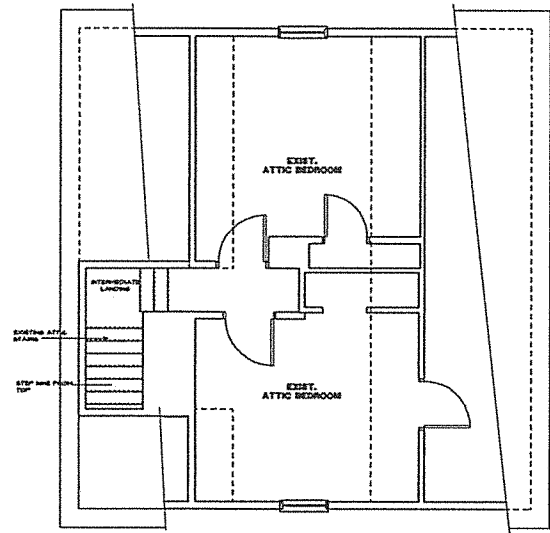
We look forward to discussing this with the Commission.

Respectfully submitted
Brenda and Jerome James
By their Attorney

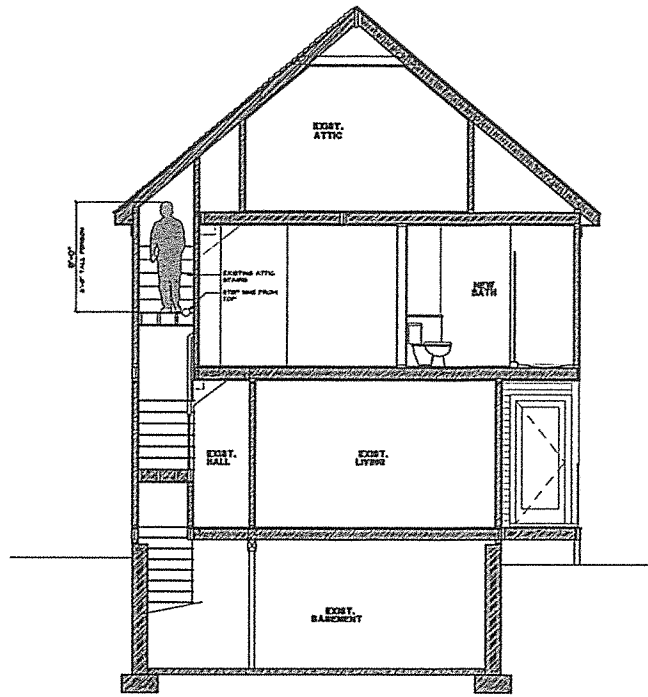
A handwritten signature in black ink, appearing to read 'Lisa L. Mead', with a large, sweeping flourish extending to the left.

Lisa L. Mead

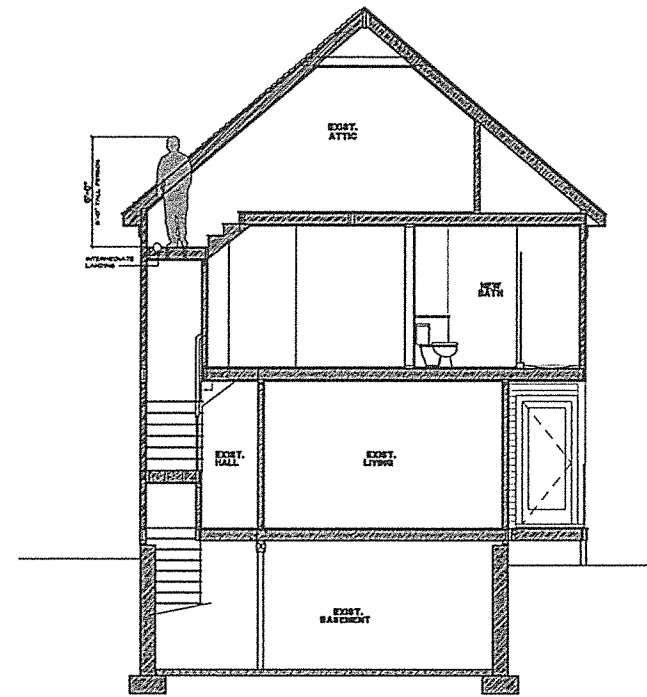
Attachment
cc: client



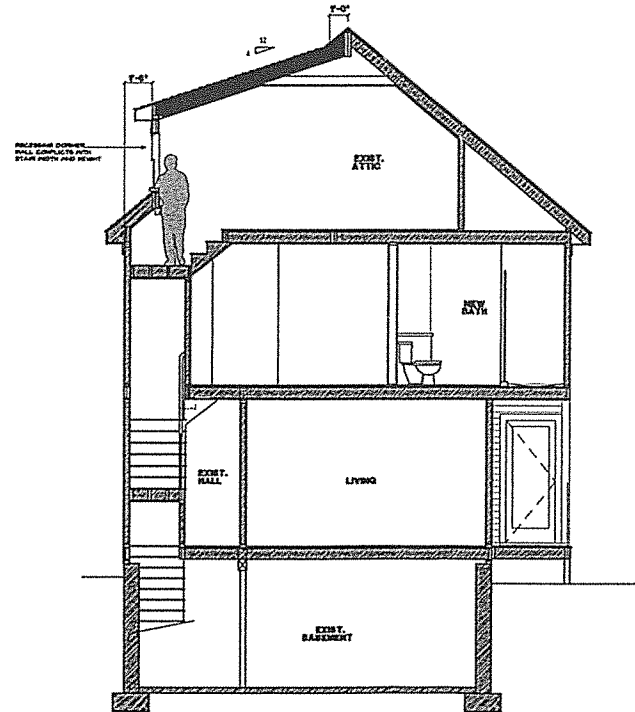
EXISTING ATTIC PLAN



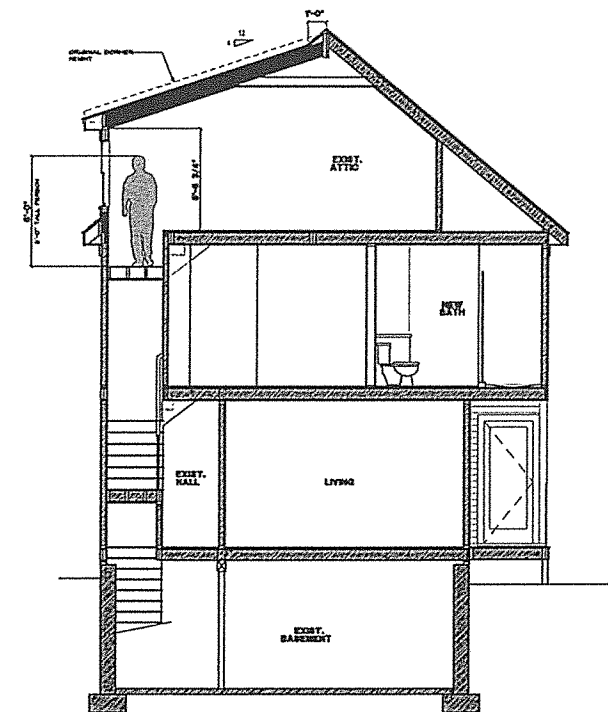
1 EXISTING SECTION @ STEP NINE



2 EXISTING SECTION @ INTERMEDIATE LANDING



3 NEW DORMER PER NEWBURYPORT GUIDELINES



4 PROPOSED DORMER

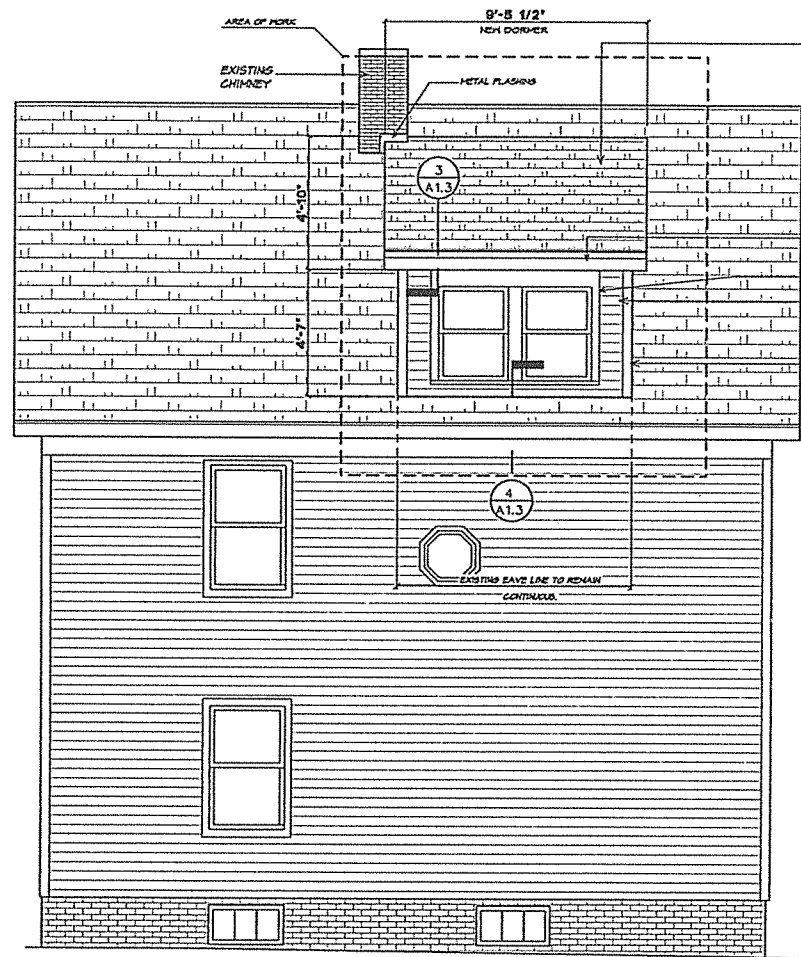


**JAMES RESIDENCE - DORMER ADDITION
2 JACKSON STREET, NEWBURYPORT MA**

**SHEET TITLE
SECTIONAL DIAGRAMS AT
ATTIC STAIRS**

**SHEET NO.
Ex1.1**

DATE: 12/28/20



NEW ROOF SHINGLES TO MATCH EXISTING

PTD. 1x2 TRIM IN PTD. 1x4 TRIM OVER

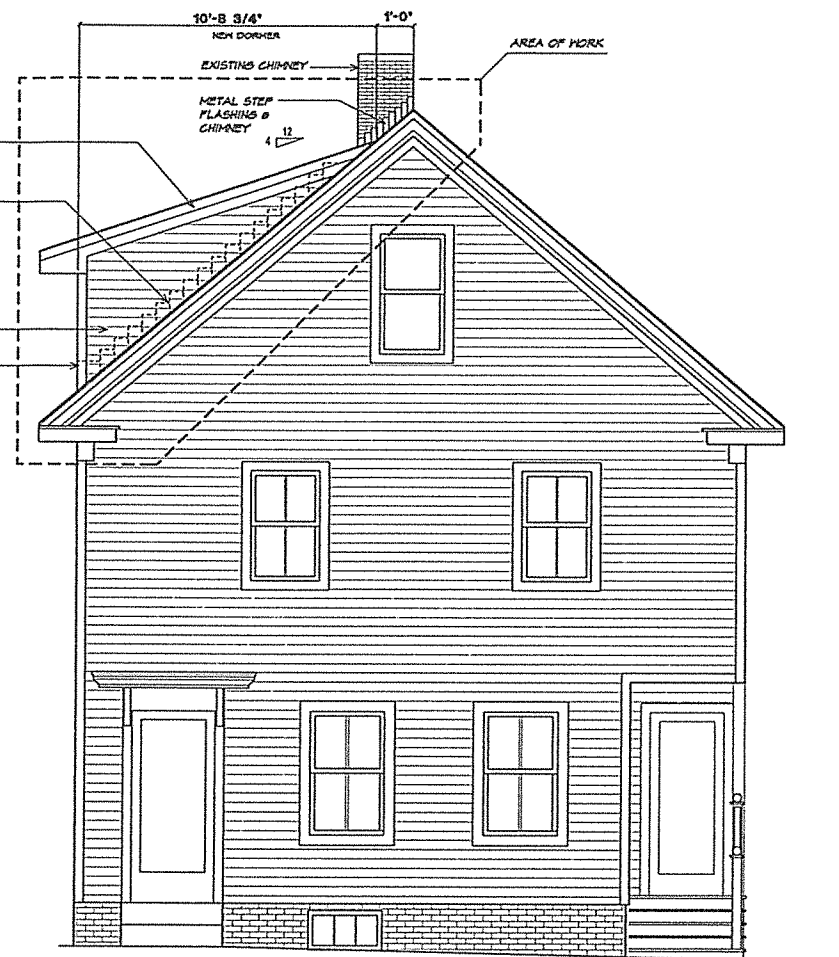
STOP FLASHING AT ROOFHALL BOTH SIDES

PTD. 1x2 TRIM IN PTD. 1x3 TRIM OVER AT EAVE

PTD. P1. FINISH TRIM TO MATCH EXISTING

NEW DORMER SIDING TO MATCH EXISTING EXPOSURE AND FINISH

NEW CORNER TRIM TO MATCH EXISTING WITH 4\"/>



1 NEW SIDE ELEVATION
A1.2 3/8" = 1'-0"

2 NEW FRONT ELEVATION
A1.2 3/8" = 1'-0"

JAMES RESIDENCE - DORMER ADDITION
2 JACKSON STREET, NEWBURYPORT MA

SHEET TITLE
NEW EXTERIOR ELEVATIONS

SHEET NO.
A1.2

DATE: 12/28/20

