

**30 Winter St**  
**ZBA**

**Eric Primack, October 21, 2021**

**This once proud home has fallen into disrepair, my intentions are to not only restore it, respectfully, but also to bring the rooms into use for modern families in regards to headroom. I am requesting to remove existing rear shed roofline of this single family structure and extend upward the second floor walls and roof to improve ceiling height.**

**Upward extension of non-conforming side yard setbacks.**

Zoning Board of Appeal  
City of Newburyport  
60 Pleasant St  
Newburyport, MA 01950

10/19/21

RSN Realty/Eric Primack

Re : 30 Winter St

To: ZBA Chair

Memo:

1. The existing structure is a Single Family home
2. The existing structure consists of a 2 story front section with gambrel roof, a 2 story gable roofed section on the NE side, and 2 story rear section with a shed roof, which was added after original construction. Existing exterior is 3285 sq ft, removal of rear section is 768sq ft, under 25%.
3. The proposed plan would be to remove the existing rear shed roof line, and extend upward the second floor walls and roof to create usable space with greater headroom. Existing footprint and all setbacks would remain as existing. The two main chimneys shown in front will be kept.
4. The front facing section (Winter St. facade) will remain as is with all windows being replaced with energy efficient SDL (which include 3D exterior grates) using the same 12/12 and 12/8 pattern as the existing windows. The door openings shall remain the same, and all trim (window and door surrounds, corner boards, etc.) is to be repaired or replaced "in kind" to match existing.
5. Rear facing section will be demo'd to reframe back section, change both the window and French door locations, and to add one of each (one door, one window). The rear chimney will be removed. Replacement windows shall be SDL w/ exterior grates, using 9/6 and 6/6 patterns to match existing patterns, and new, repaired or replaced trim shall match the existing trim in design and material.
6. Right and left side rear will have demo to change location of 2<sup>nd</sup> floor windows to adjust for new roof height. As elsewhere, replacement windows shall be SDL w/ exterior grates, using 12/12, 12/8 and 6/6 patterns to match the existing patterns, and and new, repaired or replaced trim shall match the existing in design and material.
7. The existing side doors will remain. All existing clapboard will be kept, repaired or replaced where badly deteriorated with cedar clapboards, maintaining the original 3" reveal. All wood trim (window and door surrounds, corner boards, etc.) shall be restored, repaired or replaced "in kind" to match existing design and materials

Sincerely submitted

Eric Primack

Assessor's Map 49  
Lot 61



# PLOT PLAN OF LAND NEWBURYPORT, MA.

PREPARED FOR:

**ERIC PRIMACK**  
30 WINTER STREET

SCALE: 1"=20' DATE: JUNE 24, 2021

**DAVID P. TERENZONI, P.L.S.**  
4 ALLEN ROAD, PEABODY, MA. 01960



6/24/21

Zoning District: R3  
Deed Reference: Book 25772, Page 278  
Assessor's Map 49, Lot 86  
Existing Lot Coverage = 49.3% ±



FORM B - BUILDING

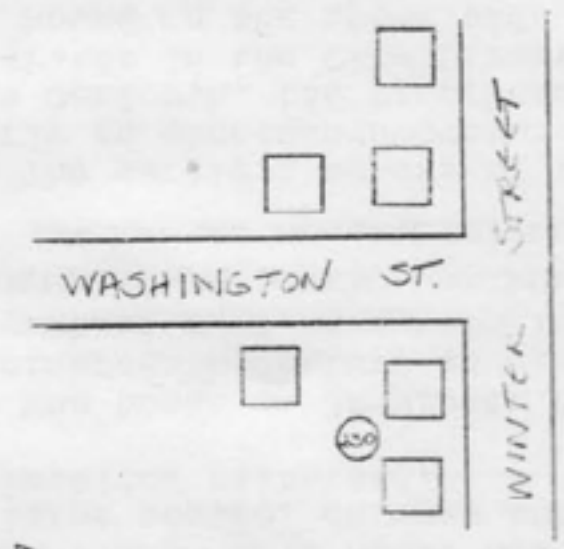
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| Area<br>H | Form no.<br>230 |
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MASSACHUSETTS HISTORICAL COMMISSION  
 100 State Street, Boston, MA 02108



City Newburyport  
 Address 28 and 30 Winter Street  
 Historic Name \_\_\_\_\_  
 Original Residential  
 Present Residential  
 Ownership:  Private individual  
 Private organization \_\_\_\_\_  
 Public \_\_\_\_\_  
 Original owner Unknown

Draw map showing property location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:  
 Date Eighteenth Century  
 Source Building Fabric  
 Style Georgian  
 Architect Unknown  
 Exterior wall fabric Clapboards  
 Outbuildings Garage  
 Major alterations (with dates) \_\_\_\_\_  
 Moved \_\_\_\_\_ Date \_\_\_\_\_  
 Approx. acreage 4,410 sq. ft.  
 Setting in residential area  
bounded by High Street and Route 1  
which replaced the homes between  
Summer and Winter Street in 1934.

Recorded by Mary Jane Stirgwort  
 Organization Office of Community Development  
 Date 12-01-80

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This house has a very unusual shape. It appears to have originally been of two stories with hipped roof. It is possible that an extension was made to the building at a later date creating the present large nearly square form. This house has several exceptional features. These include the large central chimney and the Georgian front entrance which is flanked by classical pilasters.

The house at 30 Winter Street, owned by the same family for much of the nineteenth century is also a two story Georgian home. It has a wide low gambrel roof, a symmetrical five bay facade and a Georgian doorway (cont.)

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The earliest owners of the house have yet to be documented. It is clearly an eighteenth century building. Nineteenth century owners included Rufus Danforth, the proprietor in 1851. Danforth was listed as a Columbian restorator in the City Directory for that year. Danforth also owned the next house on the upper side of Washington Street.

In 1872, these houses were 24 and 24 1/2 Winter Street. Mrs. Sarah Danforth lived at 24 Winter Street and Calvin H. Danforth lived at 24 1/2 Winter Street. Calvin H. Danforth was in a business with Jacob I. Danforth. They operated a restaurant at 36 Washington Street. Jacob lived in the house on the other side of Washington Street, 22 Winter Street.

These homes remained in the Danforth family until the late nineteenth century. The property at 28 Winter was still in the family in 1924 when it was owned by Georgeanna Danforth.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

|                                 |          |
|---------------------------------|----------|
| Community:                      | Form No: |
| Newburyport                     | 230      |
| Property Name: 28&30 Winter St. |          |

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE (CONTINUED)

flanked by Doric pilasters and surmounted by classical entablature.

### 30-32 WINTER ST

Location 30-32 WINTER ST

MBLU 49/ 86/ //

Owner RADULSKI DENNIS C

Assessment \$418,900

PID 3225

Building Count 1

#### Current Value

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2021           | \$180,900    | \$238,000 | \$418,900 |

#### Owner of Record

Owner RADULSKI DENNIS C  
Co-Owner MICHAEL YOUNG J/T  
Address 30 WINTER ST  
NEWBURYPORT, MA 01950

Sale Price \$0  
Certificate  
Book & Page 25772/0278  
Sale Date 06/13/2006  
Instrument 1A

#### Ownership History

| Ownership History          |            |             |             |            |            |
|----------------------------|------------|-------------|-------------|------------|------------|
| Owner                      | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| RADULSKI DENNIS C          | \$0        |             | 25772/0278  | 1A         | 06/13/2006 |
| RADULSKI DENNIS C          | \$0        |             | 15013/0361  | 1A         | 08/11/1998 |
| RADULSKI DENNIS            | \$0        |             | 11431/0379  | 1A         | 08/14/1992 |
| RADULSKI CHESTER & ELIZ TE | \$0        |             | 5611/0495   |            |            |

#### Building Information

##### Building 1 : Section 1

Year Built: 1850  
Living Area: 2,532

| Building Attributes |             |
|---------------------|-------------|
| Field               | Description |
| Style:              | Antique     |
| Model               | Residential |
| Grade:              | Average     |

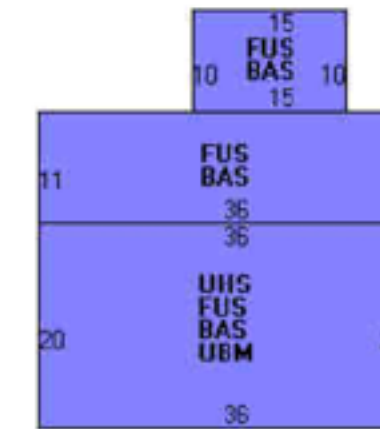
|                    |                |
|--------------------|----------------|
| Stories:           | 2 1/2 Stories  |
| Occupancy          | 1              |
| Exterior Wall 1    | Clapboard      |
| Exterior Wall 2    |                |
| Roof Structure:    | Gambrel        |
| Roof Cover         | Asph/F Glc/Cmp |
| Interior Wall 1    | Plastered      |
| Interior Wall 2    |                |
| Interior Flr 1     | Pine/Soft Wood |
| Interior Flr 2     | Hardwood       |
| Heat Fuel          | Gas            |
| Heat Type:         | Steam          |
| AC Type:           | None           |
| Total Bedrooms:    | 4 Bedrooms     |
| Total Bthrms:      | 1              |
| Total Half Baths:  | 0              |
| Total Xtra Fixtrs: |                |
| Total Rooms:       | 10 Rcoms       |
| Bath Style:        | Average        |
| Kitchen Style:     | Average        |
| Num Kitchens       | 01             |
| Cndtn              |                |
| Num Park           |                |
| Fireplaces         |                |
| Kitchen Grd        |                |
| Fndtn Cndtn        |                |
| Basement           |                |

#### Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos/A0100198158.jpg>)

#### Building Layout



([http://images.vgsi.com/photos/NewburyportMAPPhotos/Sketches/3225\\_33](http://images.vgsi.com/photos/NewburyportMAPPhotos/Sketches/3225_33))

| Building Sub-Areas (sq ft) |                        | Legend     |             |
|----------------------------|------------------------|------------|-------------|
| Code                       | Description            | Gross Area | Living Area |
| BAS                        | First Floor            | 1,266      | 1,266       |
| FUS                        | Upper Story, Finished  | 1,266      | 1,266       |
| UBM                        | Basement, Unfinished   | 720        | 0           |
| UHS                        | Half Story, Unfinished | 720        | 0           |
|                            |                        | 3,972      | 2,532       |

#### Extra Features

| Extra Features |                |            |         | Legend |
|----------------|----------------|------------|---------|--------|
| Code           | Description    | Size       | Value   | Bldg # |
| FPL3           | FIREPLACE 2 ST | 1.00 UNITS | \$1,300 | 1      |

#### Land

#### Land Use

#### Land Line Valuation

**Use Code** 1010  
**Description** SINGLE FAM

**Size (Acres)** 0.07  
**Depth** 0  
**Assessed Value** \$238,000

**Outbuildings**

| Outbuildings             | Legend |
|--------------------------|--------|
| No Data for Outbuildings |        |

**Valuation History**

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2020           | \$180,900    | \$238,000 | \$418,900 |



CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2021-059

Name: Eric Primack

Address: 30 Winter Street Zoning District(s): R3/DCOD

Request: Remove existing rear shed roofline of single family structure and extend upward the second floor walls and roof to create greater headroom. Upward extension of non-conforming side yard setbacks. Less than 25% exterior wall demolition proposed at time of review.

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)

Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

\_\_\_\_\_

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

Jennifer T Blanchet                      07/06/2021  
 Newburyport Zoning Administrator      Date



722 SQ FT  
 667 SQ FT  
 948 SQ FT  
 948 SQ FT  
 3,285 SQ FT  
 TOTAL EXISTING WALL AREA  
 25% of 3,285 SQ FT = 821 SQ FT

EXISTING FRONT ELEVATION – TOTAL EXISTING WALL AREA – 722 SQ FT

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811



PROJECT NAME:  
 30 WINTER STREET  
 NEWBURYPORT, MA 01950

| REVISIONS |      |          |
|-----------|------|----------|
| NO.       | DATE | REVISION |
|           |      |          |
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DRAWN BY: AOA  
 JOB NO.: DU36 - 562K  
 SCALE: 3/16" = 1'-0"  
 DATE: OCT. 3, 2021

SHEET  
 E-1



PROPOSED FRONT ELEVATION

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME:

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 JOB NO.: DU05 - 562K  
 SCALE: 3/16" = 1' 0"  
 DATE: OCT. 3, 2021

SHEET  
 A-1





DEMOLITION FRONT ELEVATION - NONE

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME:  
 30 WINTER STREET  
 NEWBURYPORT, MA 01950

| REVISIONS |      |          |
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 SCALE: 3/8" = 1'-0"  
 DATE: OCT. 3, 2021

SHEET  
 D-1



EXISTING REAR ELEVATION – TOTAL EXISTING WALL AREA – 667 SQ FT

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME  
 30 WINTER STREET  
 NEWBURYPORT, MA 01950

| REVISIONS |      |          |
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 JCR NO: 0106 - 562K  
 SCALE: 3/16" = 1'-0"  
 DATE: OCT. 3, 2021

SHEET  
 E-2



PROPOSED REAR ELEVATION

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME:

30 WINTER STREET  
 NEWBURYPORT, MA 01950

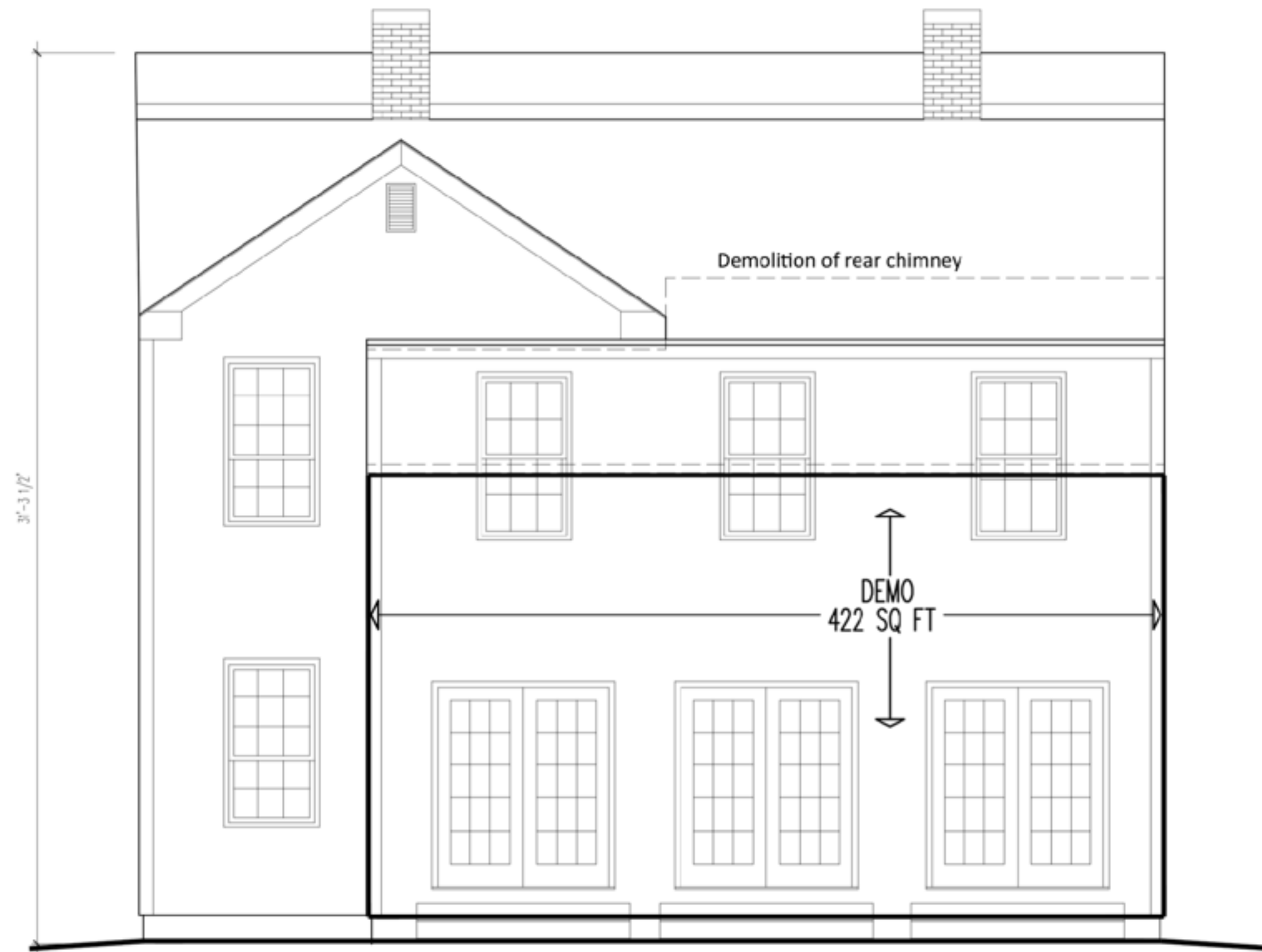
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 DATE: OCT. 3, 2021

SHEET

A-2



DEMO TOTAL  
422 SQ FT

DEMOLITION REAR ELEVATION

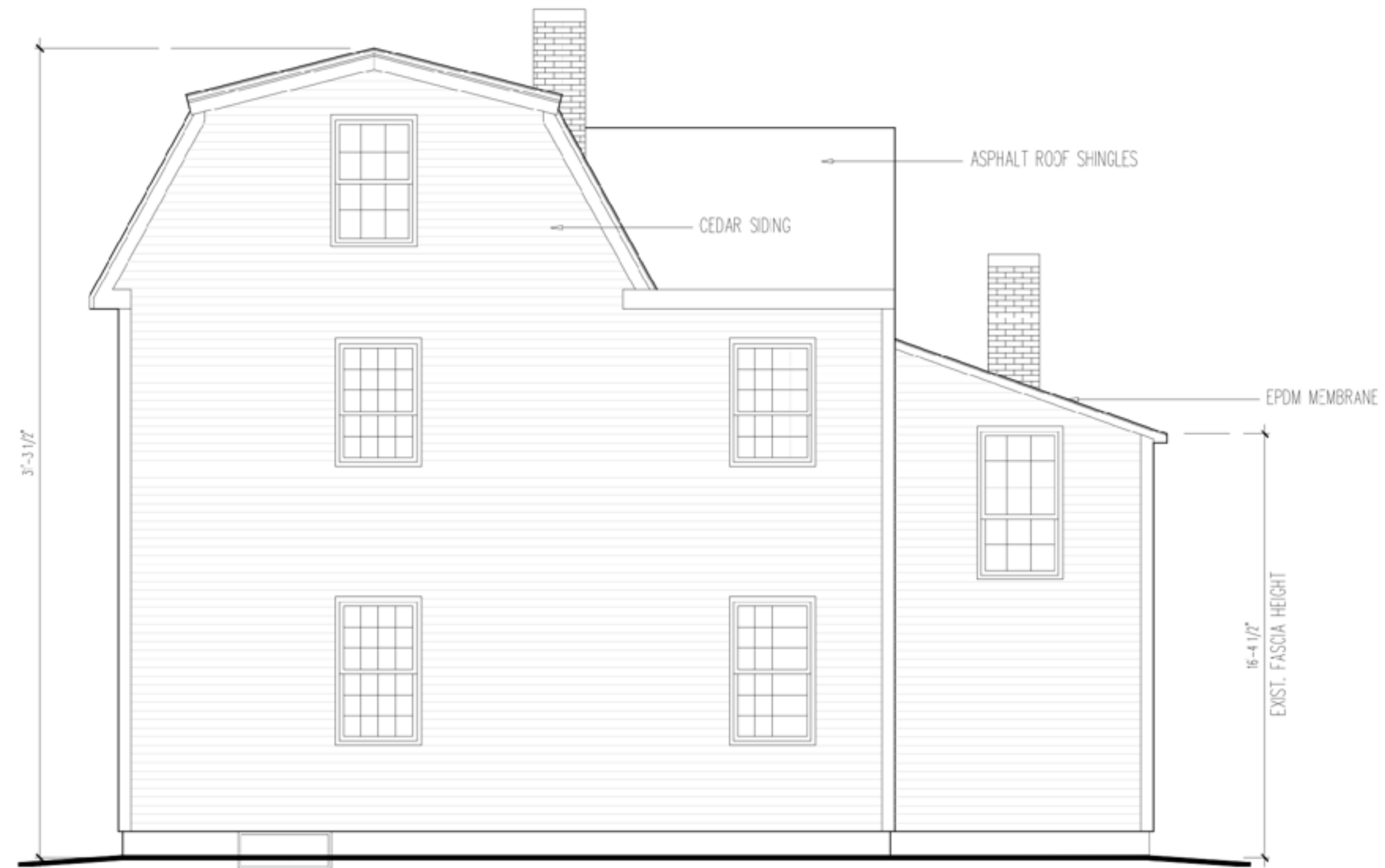
**JMA** ARCHITECTS + PLANNERS  
Four New Street, Unit 101  
Newburyport, Massachusetts 01950  
[phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME:  
  
30 WINTER STREET  
NEWBURYPORT, MA 01950

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DATE: OCT. 3, 2021

SHEET  
  
D-2



EXISTING RIGHT SIDE ELEVATION – TOTAL EXISTING WALL AREA – 948 SQ FT

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811

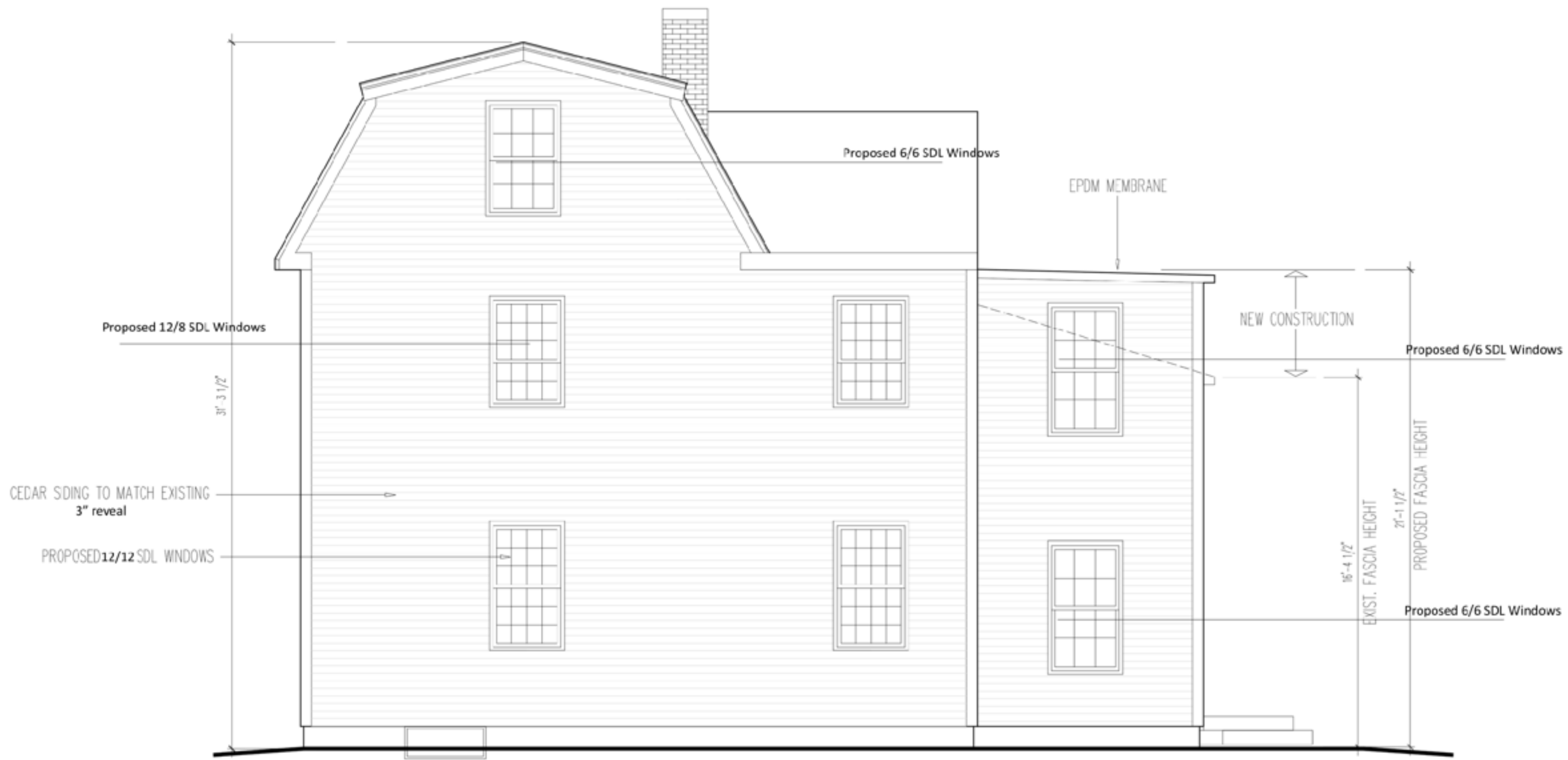
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30 WINTER STREET  
 NEWBURYPORT, MA 01950

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| SCALE:    | 3/16" = 1'-0" |
| DATE:     | OCT. 3, 2021  |

SHEET  
 E-3



PROPOSED RIGHT SIDE ELEVATION

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978. 465. 2263 [mobile] 978.621. 0811

PROJECT NAME:

30 WINTER STREET  
 NEWBURYPORT, MA 01950

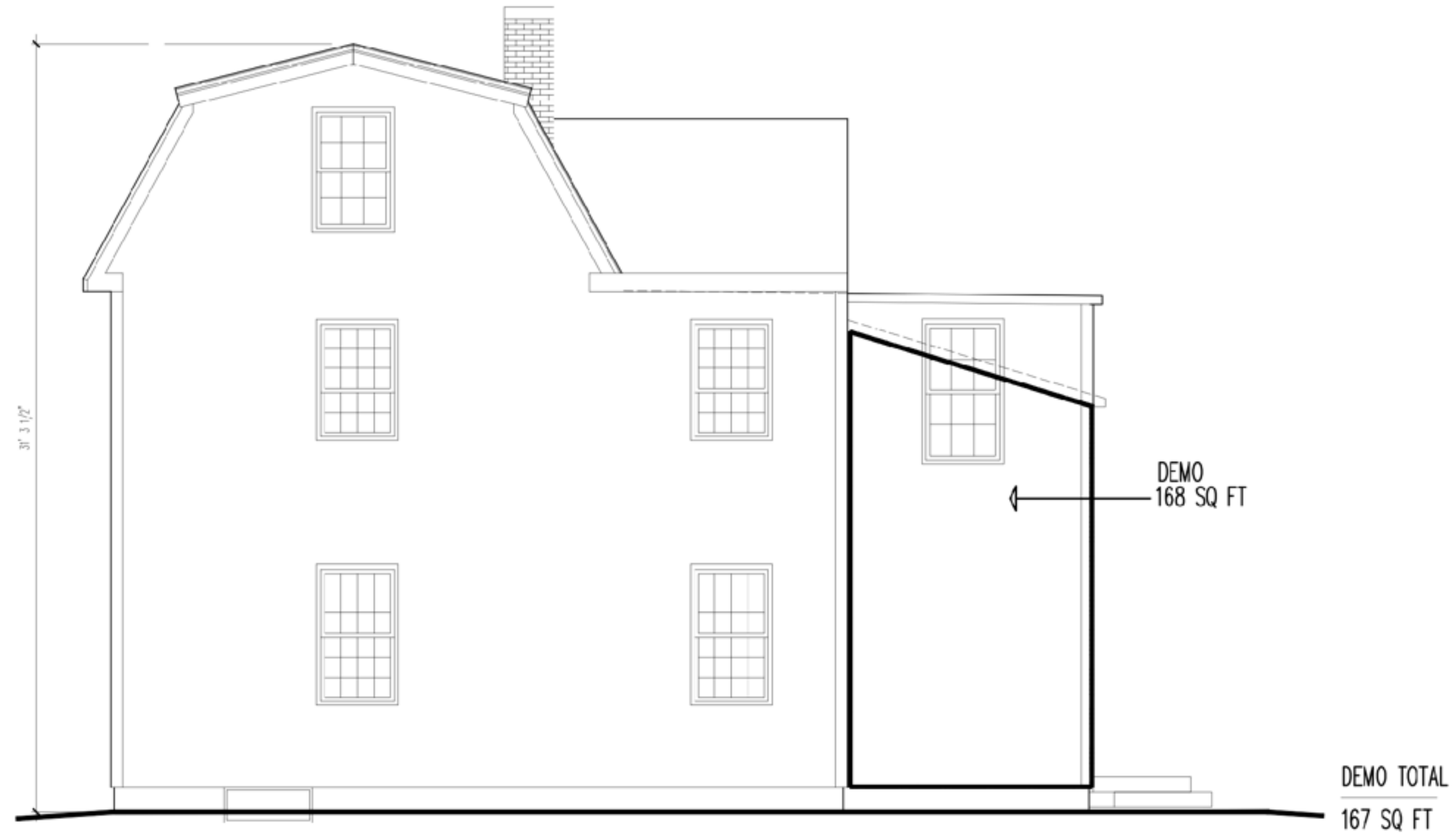
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 DATE: OCT. 3, 2021

SHEET

A-3



DEMOLITION RIGHT SIDE ELEVATION

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
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 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME:

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 DATE: OCT. 3, 2021

SHEET

D-3



EXISTING LEFT SIDE ELEVATION – TOTAL EXISTING WALL AREA – 948 SQ FT

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
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 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME:

30 WINTER STREET  
 NEWBURYPORT, MA 01950

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| SCALE:    | 3/16" = 1'-0" |
| DATE:     | OCT. 3, 2021  |

SHEET  
 E-4





PROPOSED LEFT SIDE ELEVATION

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME:

30 WINTER STREET  
 NEWBURYPORT, MA 01950

REVISIONS

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 JOB NO.: DU06 - 562K  
 SCALE: 3/16" = 1'-0"  
 DATE: OCT. 3, 2021

SHEET

A-4



DEMOLITION LEFT SIDE ELEVATION

**JMA** ARCHITECTS + PLANNERS  
 Four New Street, Unit 101  
 Newburyport, Massachusetts 01950  
 [phone] 978.465.2263 [mobile] 978.621.0811

PROJECT NAME:

30 WINTER STREET  
 NEWBURYPORT, MA 01950

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DRAWN BY: AOA  
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 SCALE: 3/16" = 1'-0"  
 DATE: OCT. 3, 2021

SHEET

D-4





Front View





Rear view





Right side view





Left Side View





Rear right side looking from Washington St





Corner of Washington and Winter St





Looking south on Winter St





View from across Rte 1